

# **BROWNFIELD CLEANUP APPLICATION**

**Willets Point Development  
Site No. C241146**

*Prepared by*



61 Broadway  
Suite 1601  
New York, NY 10006

August 2013

New York State Department of Environmental Conservation  
Division of Environmental Remediation  
Bureau of Technical Support, 11<sup>th</sup> Floor  
625 Broadway, Albany, NY 12233-7020  
Phone: (518) 402-9543 • Fax: (518) 402-9547  
Website: [www.dec.ny.gov](http://www.dec.ny.gov)



AUG - 8 2013

Glenn A. Goldstein  
Richard Browne  
Queens Development Group, LLC  
QDG URA Corporation  
QDG Hotel Partners, LLC  
QDG 126<sup>th</sup> Street Partners, LLC  
QDG Parking Partners, LLC  
QDG Retail Partners, LLC  
c/o Related Companies  
60 Columbus Circle  
New York, New York 10023

**RE: Brownfield Cleanup Application**  
Willets Point Development  
Site No. C241146

Dear Messrs. Goldstein and Browne:

The New York State Department of Environmental Conservation (Department) has received your application for participation in the Brownfield Cleanup Program (BCP) pursuant to Environmental Conservation Law (ECL) §27-1400 et seq. We are pleased to advise you that your application has been determined to be complete based upon the Department's initial non-substantive review of your application package. The record with respect to your submittal pursuant to ECL 27-1407.1 is complete. If you propose additional material to supplement this application, the Department may consider it at its sole discretion. If the Department allows you to supplement your application with additional written material that clarifies current information or provides new information, you will be required to publish another public notice of the availability of the complete application (only very minor information may be accepted without the need for publishing a new public notice). The Department will then adjust the time frame specified under ECL 27-1407.6 for notifying you that your request for participation in the BCP is either accepted or rejected.

Pursuant to ECL §27-1407(5), a 30-day public comment period is to begin after the Department's determination that an application is complete. The Department will publish a notice of the receipt of your application seeking public comment in the "Environmental Notice Bulletin." In accordance with the ECL and Department regulations (see 6 NYCRR 375-3.4(b)), you must notify, in writing, the Director of the New York City Office of Environmental Coordination and all parties on the site contact list<sup>1</sup> of the availability of the complete application for public review and comment.

<sup>1</sup> The site contact list includes (see subdivision 375-1.2(as)) all interested "persons, government agencies, groups or organizations, including, but not limited to, the chief executive officer and zoning board of each county, city, town and village in which such site is located, the public water supplier which serves the area in which such site is located, any site residents, adjacent property owners, any person who has requested to be placed on the site contact list, and the administrator of any school or day care facility located on the site for the purposes of posting and/or dissemination at the facility. Provided, however, that where the site or adjacent real property contains multiple dwelling units, the remedial party may propose an alternative method, consistent with the citizen participation goals set forth in section 375-1.10, for providing such notice in lieu of mailing to each individual."

In order to facilitate the notifications, the Department has prepared the enclosed document for your use as a Public Notice along with instructions and the location of the document repository. You are responsible for placing a copy of the application (including any attachments) and copies of all other related documents such as any site assessments, investigation reports, and/or remedial work plans in the repository before the start of the public comment period. The language in the enclosed Public Notice must be used without alteration in the newspaper notice that you have published in accordance with §§375-3.2(f) and 375-3.10.

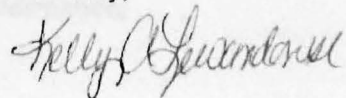
The enclosed public notice must be provided to a local newspaper servicing the area including the site for publication no later than August 21, 2013. By August 20, 2013, the other notifications specified above must be distributed and documents placed in the repository. To the extent that the mailings and publications are not completed in accordance with these time frames, the Department will extend the comment period for a period sufficient to comply with the required public notice requirements running from the latest of these mailings and publications.

Within five days of the mailings you must submit to the Department a "certificate of mailing" using the enclosed form. Additionally, you must submit a proof of publication provided by the newspaper within three days of your receipt of such document. Please submit these documents to the Department's Project Manager:

Dana Kaplan  
NYS Department of Environmental Conservation  
Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101

The Department will use all best efforts to notify you if the application is accepted or rejected within five days after the close of the public comment period. We look forward to working cooperatively to address the environmental conditions at the brownfield site and return this property to productive use.

Sincerely,



Kelly A. Lewandowski, P.E.  
Chief  
Site Control Section

Enclosures

ec w/enc.: Dana Kaplan, Project Manager  
Robert Cozzy, Director, Remedial Bureau B  
Jane O'Connell, RHWRE, Region 2  
Ben Conlon, NYSDEC - OGC, Materials Management and Remediation Bureau  
Louis Oliva, NYSDEC - OGC, Region 2  
Krista Anders, NYSDOH  
Kevin McCarty, Integral Consulting, Inc.  
David J. Freeman, Gibbons, P.C.  
Sara Heigel, Site Control Section



Integral Engineering, P.C.  
267 Broadway  
Fifth Floor  
New York, NY 10007

telephone: 212.962.4303  
facsimile: 212.962.4302  
www.integral-corp.com

August 6, 2013

Ms. Sara Heigel  
Site Control Section  
Bureau of Technical Support, 11<sup>th</sup> Floor  
Division of Environmental Remediation  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, NY 12233-7020

Subject: Willets Point Development BCP ID C241146  
Brownfield Cleanup Application- Resubmission

Dear Ms. Heigel,

Integral Engineering P.C. (Integral) is submitting the following revised sections and attachments to the Willets Point BCP application in response to the Department's July 16, 2013 request for clarification and additional information;

Attachment 2 Section III

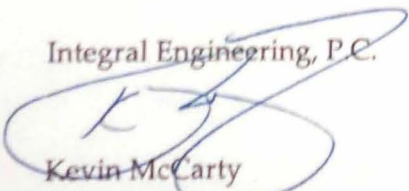
Attachment 5 Section VII

Attachment 6 Section VIII

Please don't hesitate to contact me with any questions. We look forward to working with NYSDEC on this important project.

Sincerely,

Integral Engineering, P.C.



Kevin McCarty  
Principal





NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14

07/2010

DEPARTMENT USE ONLY  
BCP SITE #:

Section I. Requestor Information

NAME Queens Development Group, LLC; QDG URA Corporation; QDG Hotel Partners, LLC; QDG 126th Street Partners, LLC; QDG Parking Partners, LLC; QDG Retail Partners, LLC/ CO Related Companies

ADDRESS 60 Columbus Circle

CITY/TOWN New York, NY

ZIP CODE 10023

PHONE 212 801-1000

FAX 212-801-3728

E-MAIL

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

-If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

NAME OF REQUESTOR'S REPRESENTATIVE Glenn Goldstein & Richard Browne c/o Related Companies

ADDRESS 60 Columbus Circle

CITY/TOWN New York

ZIP CODE 10023

PHONE 212-801-1000

FAX 212-801-3728

E-MAIL GGoldstein@Related.com

NAME OF REQUESTOR'S CONSULTANT Integral Consulting, Inc./Kevin McCarty

ADDRESS 267 Broadway Fifth Floor

CITY/TOWN New York

ZIP CODE 10007

PHONE (212) 440-6714

FAX (212) 962-4302

E-MAIL kmccarty@integral-corp.com

NAME OF REQUESTOR'S ATTORNEY Gibbons, P.C./David J. Freeman

ADDRESS 1 Pennsylvania Plaza

CITY/TOWN New York

ZIP CODE 10019-3701

PHONE (212) 613-2079

FAX (212) 554-9694

E-MAIL dfreeman@gibbonslaw.com

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

Requestor Relationship to Property (check one):

☐ Previous Owner ☐ Current Owner ☒ Potential /Future Purchaser ☐ Other (see Attachment 1 for Proof of Access)

If requestor is not the site owner, requestor will have access to the property throughout the BCP project. ☒ Yes ☐ No  
-Proof of site access must be submitted for non-owners

**Section II. Property Information**Check here if this application is to request significant changes to property set forth in an existing BCA: ☐

Existing BCP site number: \_\_\_\_\_

PROPERTY NAME Willets Point Development

ADDRESS/LOCATION 126th St./Willets Point Blvd. CITY/TOWN Queens ZIP CODE 11368

MUNICIPALITY(If MORE THAN ONE, LIST ALL): New York City

COUNTY Queens

SITE SIZE (ACRES) 17.9 acres

LATITUDE (degrees/minutes/seconds) 40 ° 45 ' 27.40 "

LONGITUDE (degrees/minutes/seconds) 73 ° 50 ' 37.50 "

HORIZONTAL COLLECTION METHOD: ☐ SURVEY ☐ GPS ☒ MAP

HORIZONTAL REFERENCE DATUM: WGS84

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address Parcel No. Section No. Block No. Lot No. Acreage

See Figure 1, 1A, 1B and Attachment 2

All City streets within Figure 1B boundaries are included in this application

1. Do the property boundaries correspond to tax map metes and bounds?

☐ Yes ☒ No

If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? (application will not be processed without map)

☒ Yes ☐ No

3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)?

☐ Yes ☒ No

For more information please see Empire State Development's website.

If yes, identify area (name) \_\_\_\_\_

Percentage of property in En-zone (check one): ☒ 0-49% ☐ 50-99% ☐ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? If yes, identify name of properties in related BCP applications: \_\_\_\_\_

**5. Property Description Narrative:**

The properties are in the Willets Point Redevelopment District (see Figures 1, 1A and 1B) and includes approximately 17.9 acres. The area is essentially bounded within the following streets: 126th Street, Northern Boulevard, 127th Street, Roosevelt Ave. and the MTA parcel southeast of Willets Point Boulevard.

**6. List of Existing Easements (type here or attach information)**Easement HolderDescription

Existing easements include utility, transportation, and infrastructure corridors. Remapping of streets and complete reconstruction of many of these areas will be performed. A full designation of easement holders will be prepared as part of this project. These currently include but are not limited to Con Edison and NYCDEP.

**7. List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)**TypeIssuing AgencyDescription

The requestor has no NYSDEC or USEPA permits for the proposed Site.

If any changes to Section II are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: \_\_\_\_\_

**Section III. Current Property Owner/Operator Information**

OWNER'S NAME City of New York c/o New York City Economic Development Corporation

ADDRESS 110 William Street

CITY/TOWN New York, NY

ZIP CODE 10038

PHONE 212 619-5000

FAX 212 312-3919

E-MAIL aaguilar@nycedc.com

OPERATOR'S NAME See Attachment 2 and Figure 1 for a full List and location of each operator within the BCP Site

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

**Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)**

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☒ No
2. Is the requestor subject to an existing order relating to contamination at the site? ☐ Yes ☒ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? ☐ Yes ☒ No
4. Has the requestor been determined to have violated any provision of ECL Article 27? ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? ☐ Yes ☒ No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No

**Section V. Property Eligibility Information (Please refer to ECL § 27-1405)**

1. Is the property, or was any portion of the property, listed on the National Priorities List? ☐ Yes ☒ No  
If yes, please provide relevant information as an attachment.
2. Is the property, or was any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites? ☐ Yes ☒ No  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_
3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_
4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No  
If yes, please provide: Order # \_\_\_\_\_
5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No  
If yes, please provide explanation as an attachment.

**Section VI. Project Description**

What stage is the project starting at?

☒ Investigation☐ Remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

## Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

### 1. Environmental Reports

A Phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): ☐ Yes ☒ No

### 2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	x	X			X
Chlorinated Solvents					
Other VOCs	x				X
SVOCs	x				
Metals	x	X			
Pesticides					
PCBs	x				
Other*					

\*Please describe: \_\_\_\_\_

### 3. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	X	X			X
Chlorinated Solvents	X	X			X
Other VOCs	X	X			X
SVOCs	X	X			
Metals	X	X			
Pesticides					
PCBs	X				
Other*					

\*Please describe: \_\_\_\_\_

### 4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS (CHECK ALL THAT APPLY). PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

- ☐ Above Ground Pipeline or Tank    ☐ Lagoons or Ponds    ☒ Underground Pipeline or Tank    ☒ Surface Spill or Discharge  
☐ Routine Industrial Operations    ☐ Dumping or Burial of Wastes    ☒ Septic tank/lateral field    ☒ Adjacent Property  
☒ Drums or Storage Containers    ☒ Seepage Pit or Dry Well    ☐ Foundry Sand    ☐ Electroplating  
☐ Coal Gas Manufacture    ☐ Industrial Accident    ☐ Unknown

Other: Historic Ash Landfill described in referenced documents

### 5. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- ☐ Coal Gas Manufacturing    ☒ Manufacturing    ☐ Agricultural Co-op    ☐ Dry Cleaner    ☒ Salvage Yard    ☐ Bulk Plant  
☐ Pipeline    ☐ Service Station    ☒ Landfill    ☐ Tannery    ☐ Electroplating    ☐ Unknown

Other: Automotive Repair

### 6. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".



### Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

### Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

1. Current Use: ☐ Residential ☒ Commercial ☒ Industrial ☒ Vacant ☐ Recreational (check all that apply)  
Provide summary of business operations as an attachment.

2. Intended Use Post Remediation: ☐ Unrestricted ☒ Residential ☒ Commercial ☐ Industrial (check all that apply)  
Provide specifics as an attachment.

3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses) ☒ Yes ☐ No

4. Is the proposed use consistent with applicable zoning laws/maps? ☒ Yes ☐ No

5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans? ☒ Yes ☐ No

6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)). ☐ Yes ☒ No

7. Are there any federal or state land use designations relating to this site? ☐ Yes ☒ No

8. Do the population growth patterns and projections support the proposed use? ☒ Yes ☐ No

9. Is the property accessible to existing infrastructure? ☒ Yes ☐ No

10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile? ☐ Yes ☒ No

11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile? ☒ Yes ☐ No

12. Are there floodplains within ½ mile? ☒ Yes ☐ No

13. Are there any institutional controls currently applicable to the property? ☐ Yes ☒ No

14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas in an attachment.

15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment.

16. Describe the geography and geology of the site in an attachment.

## Section X. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of Queens Development Group, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 6/24/13 Signature: [Signature] Print Name: Richard Browne

### SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, must be sent to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our [website](#) for the address of our regional offices.

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_



## Section X. Statement of Certification and Signatures

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Date: 6/24/13 Signature: [Signature] Print Name: Gleam A. Goldstein

### SUBMITTAL INFORMATION:

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- Two (2) copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, must be sent to:  
Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020
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Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am <sup>an authorized</sup> signatory (title) of QDG URA Corporation (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 6/24/13 Signature: [Signature] Print Name: Richard Browne

### SUBMITTAL INFORMATION:

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BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_



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Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am <sup>an authorized</sup> signatory (title) of QDG URA Corporation (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 6/24/13 Signature: [Signature] Print Name: Glenn A. Goldstein

### SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, must be sent to:  
Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020
- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our [website](#) for the address of our regional offices.

### FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_



## Section X. Statement of Certification and Signatures

(By requestor who is an individual)

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Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of QDG Hotel Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 6/24/13 Signature: [Signature] Print Name: Richard Browne

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Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

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Date: 6/24/13 Signature: [Signature] Print Name: Glenn A. Goldstein

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Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of ODG Retail Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 6/24/13 Signature: [Signature] Print Name: Richard Browne

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Date: 6/27/13 Signature:  Print Name: Glenn A. Goldstein

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Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am <sup>an authorized</sup> signatory (title) of QDG Parking Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 6/24/13 Signature: [Signature] Print Name: Richard Browne

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Date: 6/24/13 Signature: [Signature] Print Name: Glenn A. Goldstein

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Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of QDC 126th Street Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 6/24/13 Signature: [Signature] Print Name: Richard Browne

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Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am <sup>an authorized</sup> ~~signatory~~ (title) of ODG 126th Street Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 6/24/13 Signature: [Signature] Print Name: Glenn A. Goldstein

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## ATTACHMENT 1: Proof of Access





New York City Economic Development Corporation

January 24, 2013

Ms. Jane H. O'Connell  
Chief, Superfund and Brownfield Cleanup Section  
Region 2  
NYS Department of Environmental Conservation  
47-40 21st Street  
Long Island City, NY 11101-5401

Re: Willets Point Brownfield Site (Site)  
Queens, New York

Dear Ms. O'Connell:

We are writing to confirm that, even though the New York City Economic Development Corporation (EDC) has elected not to become a co-applicant to the New York State Brownfield Cleanup Program (BCP) for the above-captioned Site, EDC will nevertheless provide access to the Site to Queens Development Group, LLC (QDG), the contract vendee in order to assist QDG in fulfilling its obligations under the BCP.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Miriam G. Harris'.

Miriam G. Harris  
*Senior Vice President - Real Estate Transaction Services*







Figure 1A.  
Willets Point BCP Application: Site Overview





**Metes and Bounds Description.** All properties within the BCP area follow formal tax lot boundaries as shown by the Block and Lot designations above with the exception of areas within the map identified above as being within City Streets. For purposes of this application, those street areas are identified as follows:

**34th Avenue:** From a point on the northwestern corner of Block 1822 Lot 17 extending perpendicular to the road across 34th Avenue until it meets the lot line of Block 1820 Lot 9 and from the southeastern corner of Block 1820 Lot 9 perpendicular across 34th Avenue until it meets the Lot line of Block 1822 Lot 17.

**35th Avenue:** From a point on the northwestern corner of Block 1823 Lot 19 perpendicular across 35th Avenue to a point meeting Lot line on Block 1822 Lot 17 and from a point on the southeastern corner of Block 1822 Lot 17 perpendicular across 35th Avenue to a point that meets the lot line of Block 1823 Lot 26.

**37th Avenue:** From the southwestern corner of Block 1824 Lot 40 perpendicular across 37th Avenue to a point meeting the Lot line of Block 1825 Lot 26 and from a point on the southeastern corner of Block 1824 Lot 33 perpendicular across 37th Avenue to a point meeting the Lot line of Block 1825 Lot 37.

**38th Avenue:** From a point on the southwestern corner of Block 1825 Lot 1 perpendicular across 38th Avenue to a point meeting Lot line Block 1826 Lot 5 and from the northeastern corner of Block 1825 Lot 14 perpendicular across 38th Avenue to a point meeting Lot line Block 1825 Lot 58.

**38th Avenue and Willets Point Boulevard:** From a point on the southwestern corner of Block 1825 Lot 53 perpendicular across 38th Avenue to a point meeting the Lot line of Block 1826 Lot 20, from a point on the northeastern corner of Block 1825 Lot 31 perpendicular across Willets Point Boulevard to a point meeting the Lot line of Block 1833 Lot 143 and from a point on the northeastern corner of Block 1833 Lot 158 perpendicular across Willets Point Boulevard to a point meeting the Lot line of Block 1825 Lot 30.

**39th Avenue:** From a point at the southwestern corner of Block 1826 Lot 35 perpendicular across 39th Avenue to a point meeting Lot line of Block 1827 Lot 1 and a point on the northeastern corner of Block 1827 Lot 1 parallel to Willets Point Boulevard and across 39th Avenue to a point meeting Lot line of Block 1826 Lot 35.



### Section III. Current Property Operator Information

**Notes:**

All properties listed in this attachment are owned or under contract by:

The City of New York, c/o New York City Economic Development Corporation  
110 William Street, New York, NY 10038.

All properties listed within this attachment are within the city of Flushing, NY, zip code 11368.

Property Information				Operator Information	
Block	Lot	Lot Size (Acres)	Address	Operator Contact	Phone Number
1820	9	1.33	33-26 126th Place	VIP Auto Enterprises Inc. <i>Ilya Gavrielov</i>	(718) 803-6323
1820	9	1.33	126-35 34th Avenue	Sharef Auto Glass <i>Sheik Mohammed</i>	(718) 801-6546
1820	9	1.33	126-35 34th Avenue	Queens Quality Auto Body <i>Sheik Mohammed</i>	(718) 458-1094
1820	9	1.33	126-30 Northern Boulevard	Yili Teng and Wu's Metal Inc. / Metal Green Recycling Ind. Inc.	(718) 205-8928
1820	9	1.33	126-30A Northern Boulevard	Power Compactor <i>Carlos Salguero</i>	(646) 263-6100
1820	9	1.33	126-34 Northern Boulevard	S&K Landscaping Garden Designs Inc. <i>Shlomo Kopfer</i>	(718) 575-3271 (917) 602-9577 [cell]
1820	18	0.12	126-40 Northern Blvd	Vacant	
1822	17	1.02	126-36 34th Avenue	Flushing Auto Salvage	(718) 672-0700
1823	1	0.10	126-02 35th Avenue	No record	No record
1823	3	0.09	126-06 35th Avenue	No record	No record
1823	12	0.09	126-26 35th Avenue	MR C.A.C 2003 Corp. dba Flushing Towing	
1823	19	0.05	126-38 35th Avenue	The Mina Family Limited Partnership I	
1823	20	0.09	126-40 35th Avenue	The Mina Family Limited Partnership I	
1823	21	0.09	126-42 35th Avenue	The Mina Family Limited Partnership I	
1823	23	0.14	126-44 35th Avenue	The Mina Family Limited Partnership I	
1823	26	0.09	126-50 35th Avenue	The Mina Family Limited Partnership I	
1823	28	0.23	35-02 127th Street	The Mina Family Limited Partnership I	
1823	33	0.33	35-20 127th Street / 126-61 36th Avenue	The Mina Family Limited Partnership I	
1823	40	0.19	126-49 36th Avenue / 126-53 36th Avenue	The Mina Family Limited Partnership I	

[continued]

**Section III. Current Property Operator Information (continued)**

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110 William Street, New York, NY 10038.

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Property Information				Operator Information	
Block	Lot	Lot Size (Acres)	Address	Operator Contact	Phone Number
1823	44	0.14	126-27 36th Avenue	The Mina Family Limited Partnership I	
1823	47	0.10	126-27 36th Avenue	Vacant	
1823	52	0.28	126-25 36th Avenue	Vacant	
1823	55	0.14	126-17 36th Avenue	J & A Towing <i>John Sierra</i>	(718) 478-4400
1824	33	0.25	126-63 37th Avenue	Speed Muffler & Tire Shop <i>Silvia Moran</i>	(347) 995-8531
1824	33	0.25	126-63 37th Avenue	New American Auto Glass Corp. <i>Jose Tapan</i>	(917) 536-3834
1824	33	0.25	126-63 37th Avenue	CJV Auto Repair Inc. <i>Carlos Vilca</i>	(718) 396-9660
1824	38	0.09	126-53 37th Avenue	Vacant	
1824	40	0.22	126-43 36th Avenue	BCA Used Auto Body Inc. <i>Hafeez Khan</i>	(718) 672-1370
1825	1	0.87	37-11 126th Street	Vina Auto Glass / Blas	(718) 478-5237
1825	1	0.87	37-11B 126th Street	Wilmer M Tapan aka NY Muffler Auto Glass	(718) 898-7642
1825	1	0.87	37-11B 126th Street	New York Auto Muffler Repair and Auto Body	(718) 898-7642
1825	1	0.87	37-11C 126th Street	Edgar Auto Body <i>Edgar Munoz</i>	(347) 647-0758 (347) 439-5919
1825	1	0.87	37-11C 126th Street	Queens Corp. Muffler, Glass and Auto Body	(718) 650-2290 (917) 577-0958 [cell]
1825	1	0.87	37-11D 126th Street	2R Mechanic Heavy Duty Muffler, Rims and Repair <i>Segundo Rios</i>	(917) 679-3025
1825	1	0.87	37-11D 126th Street	Rodrigo's Auto Body <i>Luis Rodriguez Jaramillo</i>	(347) 830-0321
1825	1	0.87	126-02A 37th Avenue	New American Corp. Auto Body (Lewis & B) <i>Antonio Sanchez</i>	(718) 476-0802
1825	1	0.87	126-04 37th Avenue	Chepe Auto Repair	(718) 396-0303
1825	1	0.87	126-01 38th Avenue	Discount Muffler	(516) 680-6071
1825	1	0.87	126-01A 38th Avenue	Shea Ecuador Auto Repair Roy	(347) 438-9223

[continued]



**Section III. Current Property Operator Information (continued)**

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Property Information				Operator Information	
Block	Lot	Lot Size (Acres)	Address	Operator Contact	Phone Number
1825	1	0.87	126-01B 38th Avenue	The Ill Auto Body George	(917) 204-4179
1825	1	0.87	126-01C 38th Avenue	Auto Body Coyoacan Alex	(914) 447-6225
1825	19	0.12	126-20 37th Avenue	Tienley International	
1825	19	0.12	126-20A 37th Avenue	Total Structure Enterprises Inc.	
1825	19	0.12	126-20B 37th Avenue	R&M Auto Body Supplies Maria G. Aguedelo	(718) 429-4343
1825	25	0.17	126-85A Willets Point Boulevard	Feinstein Ironworks, Inc.	
1825	28	0.12	126-85B Willets Point Boulevard	Feinstein Ironworks, Inc.	
1825	30	0.54	126-85 Willets Point Boulevard	Feinstein Ironworks, Inc. E.T. Tire Shope Inc.	
1825	37	0.15	126-93 Willets Point Boulevard	Vijay Mankotia	(718) 205-1549
1825	37	0.15	126-93 Willets Point Boulevard	Cesar Repair Shop.	(718) 505-1995
1825	46	0.10	126-75 Willets Point Boulevard	Vacant	
1825	48	0.19	126-71 Willets Point Boulevard	Vacant	
1825	53	0.24	126-31 Willets Point Boulevard	M & I Auto Sales, Inc	(718) 335-6465
1825	53	0.24	126-31A 38th Avenue	M & H Auto Sales Inc.	
1825	58	0.41	126-17 38th Avenue	Met Scrap, Inc. Vincent M. Vaccaro	(718) 899-4400
1826	5	0.29	38-05 126th Street	Stadium Storage, LLC Ralph Braha, LLC	
1826	5	0.29	38-05 126th Street	Dominican Exotic Auto Body Santos Martinez	(646) 549-5626
1826	5	0.29	38-05 126th Street	Manuel Auto Repair Corp. Manuel Bonilla	(718) 397-7174
1826	5	0.29	38-05A 126th Street	Spotless Muffler Auto Repair Wahidy	(718) 639-3238 (917) 306-7345
1826	5	0.29	38-05B 126th Street	I & F Auto Body	(718) 478-3804 (347) 418-2808 [cell]
1826	5	0.29	38-05D 126th Street	Royal Used Auto Parts Amand Javid Bassam	(718) 565-0754
1826	14	0.24	126-08A 38th Avenue	Johnny's Auto Repair Johnny	(718) 424-0595 (917) 972-2768 [cell]

[continued]

### Section III. Current Property Operator Information (continued)

**Notes:**

All properties listed in this attachment are owned or under contract by:

The City of New York, c/o New York City Economic Development Corporation  
110 William Street, New York, NY 10038.

All properties listed within this attachment are within the city of Flushing, NY, zip code 11368.

Property Information				Operator Information	
Block	Lot	Lot Size (Acres)	Address	Operator Contact	Phone Number
1826	20	0.33	126-55 Willets Point Boulevard	Willets Point Auto Salvage Inc.	(718) 639-3736 (718) 803-2792
1826	20	0.33	126-55A Willets Point Boulevard	Ramon's Muffler & RV Tires	(718) 651-1430
1826	35	0.28	126-33 Willets Point Boulevard	J&P Auto Repair Daniel or Spencer	(718) 675-1411 (347) 481-1043 [cell]
1826	35	0.28	126-33 Willets Point Boulevard / 126-45 Willets Point Boulevard	Auto Muffler& Used Tire Corp. <i>Esteban Guzman</i>	(718) 414-3107
1826	35	0.28	126-33 Willets Point Boulevard / 126-45 39th Avenue	Astro Auto Body Juan Velasquez	(718) 396-0185
1826	35	0.28	126-35A Willets Point Boulevard	Royal Japan Used Import / Royal Used Tire Shop <i>Armad Bassan</i>	( 646) 739-1282
1826	35	0.28	126-35B Willets Point Boulevard	Stadium Deli Grocery, Inc.	(718) 429-4015
1826	35	0.28	126-35B Willets Point Boulevard	Ecua Auto Body	(347) 239-5701
1827	1	0.22	39-09 126th Street	N&N Auto Salvage <i>Jaime Cordova</i>	(347) 475-9240
1827	1	0.22	126-07 Willets Point Boulevard	AGFA Auto Repair Karim Hafiz	(718) 205-8759
1827	1	0.22	126-07 Willets Point Boulevard	G&A Auto Glass <i>Ahmad Aziz</i>	(718) 396-1263 (917) 694-7030 [cell]
1827	1	0.22	126-07 Willets Point Boulevard	Fast Done Muffler and Auto Glass <i>Ahmad Aziz</i>	(718) 396-1263 (917) 694-7030 [cell]
1827	1	0.22	126-07 Willets Point Boulevard	G&A Tire Shop <i>Ahmad Aziz</i>	(718) 396-1263 (917) 694-7030 [cell]
1833	103	0.54	126-15 Roosevelt Avenue	Shop 4 Auto Parts <i>Ali</i>	(718) 426-0917
1833	103	0.54	126-15A Roosevelt Avenue	Central Auto Repair	(718) 565-1944
1833	111	0.30	125-15 Roosevelt Avenue	Vista Media/Group Sign <i>Albert Beyda</i>	(212) 644-6147

[continued]



### Section III. Current Property Operator Information (continued)

**Notes:**

All properties listed in this attachment are owned or under contract by:

The City of New York, c/o New York City Economic Development Corporation  
110 William Street, New York, NY 10038.

All properties listed within this attachment are within the city of Flushing, NY, zip code 11368.

Property Information				Operator Information	
Block	Lot	Lot Size (Acres)	Address	Operator Contact	Phone Number
1833	120	2.41	126-20A Willets Point Boulevard	Union Auto Body <i>Jaffary Mushtaq</i>	(718) 672-9533
1833	120	2.41	126-20B Willets Point Boulevard	Sunrise Auto Parts Inc.	(718) 397-5555
1833	120	2.41	126-20C Willets Point Boulevard	Real City Auto Glass <i>Freddy</i>	(718) 335-1414
1833	120	2.41	126-20D Willets Point Boulevard	Two Sons Auto Repair	(718) 205-1002
1833	120	2.41	126-20E Willets Point Boulevard	Astro Auto Body/Tire Shop <i>Edgard Velasquez</i>	(718) 396-0185
1833	120	2.41	126-20E Willets Point Boulevard	El Casique/La Solucion	(347) 578-4383
1833	120	2.41	126-20F Willets Point Boulevard	BEST Muffler Shop <i>Cesar Loja</i>	(917) 406-2596
1833	141	0.10	126-44 Willets Point Boulevard	ACDC Scrap Metal, Inc	(718) 205-1699
1833	143	0.40	126-52 Willets Point Boulevard	S and R Auto Body	(347) 456-4149
1833	143	0.40	126-52B Willets Point Boulevard	Carlos Auto Glass	
1833	143	0.40	126-52C Willets Point Boulevard	New ECUA Auto Repair Corp. <i>Francisco</i>	(347) 239-5701
1833	143	0.40	126-52D Willets Point Boulevard	Azogues Auto Repair <i>Pedro Pauta</i>	(347) 239-1575
1833	143	0.40	126-52F Willets Point Boulevard	Luis Tire Shop/L&C Tire Shop	(718) 899-0017
1833	151	0.19	126-38 Willets Point Boulevard	John Auto Repair, Inc.	(718) 205-4224
1833	151	0.19	126-38A Willets Point Boulevard	Julio's Complete Auto Repair	(718) 457-1310
1833	151	0.19	126-38A Willets Point Boulevard	Metro Muffler and Auto Glass	(718) 651-5930
1833	155	1.92	126-72 Willets Point Boulevard	Wil-Cor Realty Inc.	(718) 507-5577
1833	155	1.92	126-72 Willets Point Boulevard	Gonzales Muffler, Auto Mechanic, Glass Inc.	
1833	155	1.92	126-72 Willets Point Boulevard	Alexander Auto Body	(718) 803-7547
1833	155	1.92	126-72 Willets Point Boulevard	JDM Tire Shop	
1833	158	0.39	126-74 Willets Point Boulevard	Wil-Cor Realty Inc.	
1833	158	0.39	126-74 Willets Point Boulevard	Mario Auto Radio/ Royal Touch Auto	

[continued]

**Section III. Current Property Operator Information (continued)**

**Notes:**

All properties listed in this attachment are owned or under contract by:

The City of New York, c/o New York City Economic Development Corporation  
110 William Street, New York, NY 10038.

All properties listed within this attachment are within the city of Flushing, NY, zip code 11368.

Property Information				Operator Information	
Block	Lot	Lot Size (Acres)	Address	Operator Contact	Phone Number
1833	158	0.39	126-74A Willets Point Boulevard	Gringos Auto Body Express	(718) 476-2886
1833	158	0.39	126-74A Willets Point Boulevard	O'Brien's Auto Body	(917) 605-1160
1833	158	0.39	126-74A Willets Point Boulevard	Ecua Mex Auto Glass and Mechanic	(718) 803-7547 (347) 664-0950 [cell]
1833	158	0.39	126-74A Willets Point Boulevard	Auto Glass	
1833	172	0.20	127-04 Willets Point Boulevard	Wil-Cor Realty Inc.	
1833	172	0.20	127-04 Willets Point Boulevard	Royal Touch Auto Spa, Inc.	
1833	172	0.20	127-04 Willets Point Boulevard	Willets Property, LLC	



## Section VI Attachment 3 Project Description/Schedule:

### Purpose and Scope of the Project

The neighborhood is described and identified as the "Willets Point" section of Queens, NY. The Willets Point District consists of approximately 61.4 acres of land (45.0 acres of private land, 15.8 acres of public street right-of-ways and 0.6 acres of Metropolitan Transit Authority property) occupied by an estimated 260 small to medium-sized commercial, and light industrial businesses. The District comprises 128 tax Lots and 1 partial lot located within 14 Blocks. Of these 128 tax Lots, 45 are included in this project.

The activities that are performed within this area include food production; steel fabrication; a wide variety of automotive repair and scrap operations; and relatively large-scale construction and demolition material management facilities.

The area specifically identified for this project is an approximately 17.9 acre site within the western portion of the Willets Point Redevelopment District. The project area is generally defined as property bordered on the west by 126<sup>th</sup> Street, on the south by Willets Point Boulevard (with a number of parcels on the southeastern side of Willets Point Boulevard up to the approximate intersection of 127<sup>th</sup> Street), on the north by Northern Boulevard. The overall BCP site area can be seen on Figure 1 as an assemblage of parcels that are contiguous or in some cases are separated by short distances of either roadway width or the width of a block between streets. As additional properties within the District are purchased by the City, they may be added to the project by an appropriate amendment to this Application.

The overall project will include the removal of existing facilities and a full assessment of operations and the existing and residual contamination that is present as a result of these facilities. Following the complete removal of the former operations, there will be a significant effort undertaken that will identify the numerous anticipated surficial and subsurface hot spot areas as they relate to the historic operations. This will include the comprehensive identification and removal of various subsurface discharge systems, as well as existing and abandoned underground storage tanks. The identification of these areas has already begun through individual site inspections. Groundwater discharge issues surrounding these features will also be addressed. The overall method of doing so will be dependent upon the conditions that remain after the initial removal.

The remedial efforts will largely incorporate the understanding that the sources of contamination are presumed to be relatively consistent with the former land use. The remedy will incorporate a similar presumptive effort. Following hot spot and source removal and localized ground water treatment (if necessary), there will be a wide use of engineering and

institutional controls to eliminate exposure for the future anticipated use of the property. These engineering and institutional controls will prevent contact and ingestion with remaining contaminated historic fill using solid engineered cap designs and will prevent inhalation with a combination of vapor barriers and active or passive venting systems. This "engineered" protection will be maintained into the future with deed restrictions attached to the property that will prevent the use of site groundwater as a potable source and require future notification to New York State Department of Environmental Conservation (NYSDEC) in the event that engineering surfaces are penetrated for any reason. Procedures will be formally adopted and approved in the event that future construction or maintenance is performed. These procedures will include annual professional engineer recertification that the controls remain in place and that any work performed was completed in accordance with the approved plans.

In addition, future development or modifications to the property will require a review and evaluation by NYSDEC to insure that the use is consistent with the approved remedy and that measures that inhibit exposure, inhalation and ingestion routes are being maintained.

The proposed end use is mixed and will include a combination of active recreational, surface parking, hotel and retail.

#### **Project Schedule**

The following is the proposed schedule for the project and covers the major milestones of the Program rather than listing each step. It is anticipated that this schedule has opportunity for compression.

- |  |                                    |
|--|------------------------------------|
| • Submit BCP Application                         | June 28, 2013                      |
| • Application deemed complete                    | July 12, 2013                      |
| • DEC Letter of Completeness Issued              | July 19, 2013                      |
| • Public notice and comment period               | July 20, 2013 thru August 20, 2013 |
| • Notification of Project Acceptance / Draft BCA | September 3, 2013                  |
| • Executed BCA                                   | September 24, 2013                 |
| • Develop CP Plan                                | October 1, 2013                    |
| • Prepare and Submit RIWP to DEC                 | October 15, 2013                   |
| • DEC Comment on RIWP                            | November 5, 2013                   |



- Revise and Resubmit RIWP November 19, 2013
- DEC Review and Conditional Approval of RIWP December 3, 2013
- 30 Day Comment Period on RIWP December 4, 2013 thru January 3, 2014
- DEC issuance of RIWP Approval Letter January 17, 2014
- Develop Bid and Award RI Contracts January 24, 2014
- Apply for Road Opening Permits / Utility Markout Clearance January 20, 2014
- Begin implementation of Remedial Investigation Work Plan Late January 2014

## Section VII Attachment 4 Property's Environmental History:

### 1. Environmental Reports

The following reports are included to provide information about the project area, as well as the surrounding environment. Information includes testing and assessment for unrelated construction efforts on nearby parcels, as well as information collected during the initial evaluation of the overall project. Pertinent information from these Reports is summarized below in order to present what is known and what is suspected with respect to the BCP development area.

- 1) Preliminary Draft Modified Phase I Environmental Assessment, Volume 1, Willets Point Development District, Borough of Queens, City of New York, Metcalf & Eddy, Feb 2005
- 2) Phase II Environmental Site Assessment, Willets Point, Queens, New York, HDR/LMS, Nov. 2005
- 3) Willets Point Development District Block 1822, Lot 17 126-36 34<sup>th</sup> Avenue, Limited Phase II Site Investigation Report, Queens, New York HDR, Feb. 2009
- 4) Soil and Groundwater Investigations for Flushing Bay Water Quality Project, Vol. I, Report, Lawler, Matusky & Skelly Engineers, June 1992

### 2. Laboratory Reports relating to known contamination

Sampling of the area is limited, but data is available that demonstrates the known contamination of both the historically placed ash landfill material and the fill/groundwater impacted by specific known and undocumented conditions within the development District. This information is attached and available in the following reports listed above in #1 (2, 3 & 4). Full laboratory reports are not available, but data tables within the Reports represent the information as it was reported. This section describes the specific contaminants. In item 4 below, that contaminant information is presented in a more source-orientated description. Data is available for both soil (ash fill material) and groundwater. Soil is discussed here to provide supporting information relating to operating areas within the BCP and open land for its specific applicability and eligibility in the Program.

Soil: Data presented here represents both (a) ash fill material that *has not* been impacted by industrial activities subsequent to placement (and therefore can be used to represent actual historic fill material conditions) and (b) fill material within the BCP area that *has* been impacted with intermittent, reported and unreported discharges from those operations. The data and information used for this comparison include reports #3 and #4 listed above.

The Flushing Bay Soil and Groundwater Report is applicable for comparison to the contamination present in the ash fill at the time of placement, and contamination that is the result of Willets Point land use. The investigation documented within the report was a large construction excavation project located within Corona Park. Corona Park is located within the same landfill area as the entire Willets Point District and was filled during the same time period. Further, Corona Park has been used exclusively for recreation since land filling, thus, it is unlikely to have been impacted by uses associated with commercial or industrial operations in Willets Point. Samples were collected specifically from the



ash fill and native sediment beneath the fill. All were analyzed for the full suite of parameters including TCLP. The results show a very clear and distinct pattern of contamination in the ash fill.

The ash fill was found to contain a variety of metals at concentrations above NYCRR Part 375 cleanup criteria for industrial land use. SVOC contamination was present, and specific compounds are indicative of coal combustion, but generally not at levels above commercial criteria in Part 375. No consistent VOC contamination was present. During the construction excavation, approximately 170,000 cubic yards of ash fill material resembling the placement orientation (placed directly on the surface of the former tidal wetland) of the material within the BCP site was fully classified for off-site disposal in 500 cubic yard increments. All of the material was identified by New York State Department of Environmental Conservation (NYSDEC) as meeting the definition in NYCRR Part 360 for industrial waste (360 1.2 (b)(88)) and was removed and handled as such. Concentrations of lead were such that this preliminary report estimated nearly 41,000 cubic yards exceeded the limit classifying material as characteristic hazardous waste. During the final construction effort, delineation brought this number down to approximately half of that volume. However, the process of material evaluation, testing, classification, handling and disposal for a non-remedial construction project was complex and required a significant amount of additional specialized effort in order to properly manage and document. The excavation and disposal of this material significantly added to the overall cost of the project above and beyond what native fill material would require.

Sampling and testing of fill material within the BCP area has not been carried out to the level of the Flushing Bay project, but the comparison of data currently available shows several distinct differences relating to the contamination in that fill. Several borings completed within one onsite lot were evaluated (document #3) and contained notable petroleum odors. Analytical data indicated that volatile organic petroleum compounds and PCBs were present, in addition to metals and SVOCs.

The impacts related to site operations, discharges into subsurface leach systems and runoff from individual lots will present hot spot issues that will be addressed during the remedial action phase; the existence of contamination in the ash fill material will also require specific attention and focus to address, mitigate, and manage.

### **3. Suspected contaminants and the media that may have been affected**

Based on the known historic and current land use (scrap, autobody, etc), a well-documented history of spills/releases on both the properties and impacted streets, the lack of consistent good housekeeping practices, tank management, and the investigation on one lot (Document #3 above) which identified the presence of a variety of contaminants in the subsurface, it is reasonable to assume that a more focused lot-by-lot investigation of this site will result in the identification of similar conditions. This would equate to localized hot spot contamination from abandoned tanks, septic systems, and storage areas where waste may have been discharged. This contamination likely consists of a wide range of petroleum compounds, cleaners, paint products, thinners, anti-freeze and residuals from welding, metal cutting and lead-acid batteries. Media expected to be impacted includes shallow fill, groundwater, and surficial material.

Open roadway areas are expected to contain impacts associated with the placement of ash landfill material, as well as impacts from the adjacent sites.

#### 4. Known or suspected sources of contaminants

The area including and surrounding the Willets Point Development is part of a historic tidal wetland and salt meadow area that was filled in just after the turn of the 20<sup>th</sup> century with over 50 million cubic yards of incinerator ash generated throughout the City of New York during the first quarter of the 20<sup>th</sup> century. The history of filling the area in and around Willets Point is described in documents #2 and #4. The site has been identified as having a layer of ash fill beneath the surface cover that is 10 to 20 ft in thickness.

Historic land use within the BCP site dating back approximately 50 years following the land filling includes a wide range of automotive scrap and junk yards, repair, auto body and various other light industrial, repair and scrap collection businesses. The lots are primarily very small and in some cases appear to have been subdivided into even smaller parcels to accommodate multiple tenants. Many of the lots are occupied not by owners, but through rental or lease arrangements. It will be difficult or impossible to track a particular lot and its specific tenant or use over the last 50 years. Section III (Operator Information) includes a full lot-by-lot list of known occupants and business names. This information was provided by New York City Housing Preservation and Development (HPD). HPD maintains control of the leases for properties currently owned by the City of New York.

There have never been any municipal sanitary sewers operating within the District. The method for disposal of sanitary and liquid waste generated from each property is believed to be through the use of drywells, cesspools and, where possible, septic fields. The typical design and construction is not known, but based on lot sizes and comparison to similar types of businesses, it can be expected that systems will vary and information will not be readily available. Construction is anticipated to range from buried drums with little or no connected leach fields to buried tanks with some form of field.

Auto repair type businesses typically store waste using a number of methods. The two most common methods in these industries are storage of waste liquids (waste oil/anti-freeze/fuel) in 55 gallon drums, aboveground, or buried waste oil/liquid tanks. Buried piping may also be connected to underground tanks. Typical life expectancy of underground non-cathodically protected tanks is 15 years. Based upon the fill material, shallow water table and general site conditions, the corrosion impacts to these systems might be expected to lessen their life expectancy. A review of the reported spill summaries provided in documents #1 and #2, indicate that a number of surface releases have occurred. Reports in the file database indicate that large areas of ponded water with varying impacts have been documented in multiple areas.

Historic documentation indicates that there were numerous reported petroleum spills throughout the area. References included in the existing NYSDEC reports indicate dumped drums, leaking drums, tank overfill, black oil flowing down the street with no specific source, intentional discharges to the ground, and automotive waste in puddles. Similar references exist in Chapter 12 of the *Final Generic Environmental Impact Statement for the Willets Point Development Area*.



Based on these wide and varied sources, it is reasonable to assume that there are also undocumented incidents of leakage, spillage and disposal. The fact that the BCP Site covers approximately 1/3 of the overall District, leaves a large percentage of similar properties and operations outside of, and adjacent to, the BCP Site. The documented practices of waste disposal throughout the District also present a realistic potential for there to be impacts from adjacent parcels.

The types of contaminants that are expected to be encountered include a wide variety of typical automotive-related chemicals including petroleum based products, glycols, solvents, PCBs and metals from scrap yards, auto body repair and similar operations. The historic ash fill placed prior to the development is also another source of contamination. This ash fill has been documented to contain heavy metals and semi-volatile organics (document #4). Areas in the immediate vicinity of the buried tanks and septic leaching pits are expected to be the source of localized impacts (hot spots) related to the types and volumes of waste disposed.

The documentation contained in the 2005 Phase II Investigation performed within the roadways of the Willets Point District includes a summary of the reported petroleum spills on record with NYSDEC. Included in this summary are specific reports of petroleum spills within the roadways themselves.

6. List of previous owners and operators with names, last known addresses and telephone numbers as an attachment. Description of relationship to requestor.

Section III (Attachment 2-Operator Information) includes a full lot-by-lot list of known occupants and business names. The list provided as Attachment 2 does not include a description of City owned and mapped streets, because they are not identified as individual lots. The sections of the current City owned streets within the boundaries shown on Figure 1 and 1B (Section II) are a portion of the BCP site covered under this application. For purposes of this BCP application, this list will represent owners that will be considered as "prior owners" following closing of the property to the requestors listed in Section 1 of the application. This list (Attachment 2) indicates current owners and operators, none of which are party to this BCP application and all would be considered under Part 375-3.2(b)(1)(i)(ii) to qualify as Participants. Attachment 5 contains the full list of previous property owners and operators that was available.

There is no relationship to the Requestors of the prior owners.

Section VII, Part 6. Previous Property Owners and Operators

Notes:

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).

\* Current operator address and contact information can be found in Attachment 2.

\*\* Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1820	9	126-30 Northern BL SR South, Flushing, NY, 11368	2009 - Present	The City of New York	None	City Hall, New York, NY 10007	VIP Auto Enterprises Inc., Sharef Auto Glass, Queens Quality Auto Body, Yili Teng and Wu's Metal Inc., Power Compactor, S&K Landscaping Garden Designs Inc.	None
			2007-2009	126-30 Northern Blvd, LLC	None	126-30 Northern Blvd, Corona, NY 11368	No Record	None
			1998-2007	S&G Corona Realty Corp.	None	39-09 126th Street Corona, NY 11368	No Record	None
			1988-1998	Northern Assets, Inc.	None	646 Lorimer Street, Brooklyn, NY 11211	No Record	None
			1986-1988	Cipico construction, Inc.	None	43-35 10th St, Long Island City, NY 11101	No Record	None
			1966-1986	Edward Milczarzyk and Rose Milczarzyk	None	148-11 Kalmia Ave, Flushing, NY	No Record	None
			1964-unknown	No Record	None	No Record	**Greenhouse, boiler room, storage, and garage	None
			2009-Present	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			2008-2009	126-40 Northern Blvd, LLC.	None	126-40 Northern Blvd, Corona, NY 11368	No Record	None
			1993-2008	18 Auto Enterprises, LTD	None	127-40 Willels Point Blvd, Corona, NY 11368	No Record	None
1820	18	126-40 Northern BL SR South, Flushing, NY 11368	2000	18 Auto Enterprises, LTD	None	127-40 Willels Point Blvd, Corona, NY 11368	126 Place Auto Rpr, 126th Pl Ints, Queens Body Shop	None
			1972-1993	Rosalie Estates, Inc.	None	126-01 Roosevelt Ave, Corona, NY 11368	No Record	None
			1991	Rosalie Estates, Inc.	None	126-01 Roosevelt Ave, Corona, NY 11368	Giudice E Ins, Sports Motorcycle Center Inc, and Stadium Cycle Center Inc	None
			1983	Rosalie Estates, Inc.	None	126-01 Roosevelt Ave, Corona, NY 11368	Giudice E, Sazuki Cycle Center, and Stadium Cycle Center	None
			1977	Rosalie Estates, Inc.	None	126-01 Roosevelt Ave, Corona, NY 11368	**Sales, showroom rentals and motorcycle repair.	None
			1972	Ronald P. Grossman	None	25 Tad Lane, Old Bethpage, NY 11804	No Record	None
			1968-1972	Queens Scooter Co, Inc.	None	139-28 Hillside Ave, Jamaica, NY	Queens Scooter Co, Inc.	None
			1967-1968	Anne Gonzalez	None	157 Christopher St, New York, NY	No Record	None
			1962-1967	Kathryn M. Bright	None	150-08 15th Road, Whitestone, NY	Bright Boat Agency	None
			1943	Unknown	None	Unknown	**Bottling of Lubricating Oil and Office	None
1822	17	126-36 34th Ave, Flushing, NY 11368	1939	Unknown	None	Unknown	Flushing Bay Barbecue Inc	None
			2008-Present	The City of New York	None	City Hall, New York, NY 10007	Flushing Auto Salvage Inc.	None
			1983-2008	M.A. Realty Association	None	201 Bixley Heath, Lynbrook, NY 11563	No Record	None
			1983	M.A. Realty Association	None	201 Bixley Heath, Lynbrook, NY 11563	Research Cab Corp.	None
			1975-1983	Milton J. Ackerman and Sue Ackerman	None	14 Sinelain Drive, Great Neck, NY	No Record	None

[continued]



Section VII, Part 6. Previous Property Owners and Operators (continued)

**Notes:**  
All information within a grey or white block refers to that property's block, lot, and physical address.  
Property Address Source: NYC DoITT (<http://www.nyc.gov/html/doitt/html/home/home.shtml>) (2013)  
Owner Source: NYC Department of Finance Office of the City Registry (2013)  
Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).  
\* Current operator address and contact information can be found in Attachment 2.  
\*\* Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1822	17	126-36 34th Ave, Flushing, NY 11368	1968-1975	Theodore J. Burke & Son	None	145-11 Liberty Ave, Jamaica, New York	No Record	None
			1972-1974	No Record	None	No Record	**Garage storage of motor vehicles, motor vehicle repair shop, painting, Offices. Parking for 50 cars.	None
			Unknown-1968	Garet Realty Corporation	None	150 Greenway Terrace, Forest Hills, New York	No Record	None
			1958-1970	No Record	None	No Record	**Auto wrecking lot, sale of used cars, used auto parts	None
			1953	No Record	None	No Record	**Auto wrecking lot	None
			1951	No Record	None	No Record	**Storage yard for wood boxes and crates	None
1823	1	126-02 35th Ave, Flushing, NY 11368	2006-Present	George Romano	None	16 Fountain Road, Rocky Point, NY 11778	No Record	None
			2012	George Romano	None	16 Fountain Road, Rocky Point, NY 11778	Asociados Auto Parts	None
			2007	George Romano	None	16 Fountain Road, Rocky Point, NY 11778	GTR Auto Parts Inc	None
			1992-2006	Myrtis Romano, Timothy Romano, George Romano, and Joseph Romano	None	16 Fountain Road, Rocky Point, NY 11778	No Record	None
			1989-1992	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			1965	No Record	None	No Record	**Used car lot, auto and truck parking, store more than five cars, non-fabricating iron storage	None
1823	3	126-06 35th Ave, Flushing, NY 11368	2006-present	George Romano	None	16 Fountain Road, Rocky Point, NY 11778	No Record	None
			1992-2006	Myrtis Romano, Timothy Romano, George Romano, and Joseph Romano	None	16 Fountain Road, Rocky Point, NY 11778	No Record	None
1823	12	126-26 35th Ave, Flushing, NY 11368	2012-present	The City of New York	None	City Hall, New York, NY 10007	MR C.A.C. 2003 Corp. dba Flushing Towing	None
			2003-2012	Mr. C.A.C. 2003 Corp.	None	25-34 120th St, Ground Floor, College Point, NY 11354	No Record	None
			2001-2003	Ghulam Mhuden	None	43-32 Kissena Blvd, #10S, Flushing, NY 11355	No Record	None
			unknown-2001	R.M.C. Realty Inc.	None	126-26 35th Ave, Flushing, NY	No Record	None
			1991-2000	No Record	None	No Record	Queens Container and Welding, Inc	None
			1996	No Record	None	No Record	**Welding shop	None
			1983	No Record	None	No Record	Queens Carting Co	None
			1976-1983	No Record	None	No Record	Caratu Rudolph	None
			1962	No Record	None	No Record	Key Cast Stone Co	None

[continued]

**Section VII, Part 6. Previous Property Owners and Operators (continued)**

**Notes:**

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).

\* Current operator address and contact information can be found in Attachment 2.

\*\* Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1823	19	N/A 35th Ave, Flushing, NY 11368	2011-Present	The City of New York	None	City Hall, New York, NY 10007	The Mina Family Limited Partnership I	None
			2003-2011	Mina Family Limited Partnership II	None	15 Fairchild Court, Plainview, NY 11803	The Mina Family Limited Partnership I	None
			1988-2003	Thomas Mina	None	6 Laurel Court, Northport, NY 11768	No Record	None
			2011-Present	The City of New York	None	City Hall, New York, NY 10007	The Mina Family Limited Partnership I	None
			2011	Mina Family Partnership II	None	126-53 36th Ave, Flushing, NY 11368	The Mina Family Limited Partnership I	None
			2002-2011	Alexis Paige Corp.	None	15 Fairchild Court, Plainview, NY 11803	No Record	None
			1988-2002	Thomas Mina	None	6 Laurel Court, Northport, NY 11768	No Record	None
			1972-1988	Stadium Realty Corp.	None	126-53 36th Ave, Corona, NY	No Record	None
			1971-1972	Rosalie Estates, Inc.	None	126-01 Roosevelt Ave, Flushing, NY	No Record	None
			1969-1971	Betcon Equipment Corp.	None	215-45 Northern Boulevard, Flushing, NY	No Record	None
1823	20	126-34 35th Ave, Flushing, NY 11368	1967-1969	Alfred & Jeannette Corp.	None	221 Main Street, Roslyn, NY	No Record	None
			Unknown-1967	George Romano	None	Friendship Lane and South Drive, Rocky Point, NY	No Record	None
			2011-Present	The City of New York	None	City Hall, New York, NY 10007	The Mina Family Limited Partnership I	None
			2002-2011	Alexis Paige Corp.	None	15 Fairchild Court, Plainview, NY 11803	The Mina Family Limited Partnership I	None
			1988-2011	Thomas Mina	None	6 Laurel Court, Northport 11768	No Record	None
			1972-1988	Stadium Realty Corp.	None	126-53 36th Ave, Corona, NY	No Record	None
			1971-1972	Rosalie Estates, Inc.	None	126-01 Roosevelt Ave, Flushing, NY	No Record	None
			1969-1971	Michael J. Lanzellotta	None	2-05 148th Whitestone, NY	No Record	None
			Unknown-1969	John Melillo	None	22-25 77th Street, East Elmhurst, NY	No Record	None
			2011-Present	The City of New York	None	City Hall, New York, NY 10007	The Mina Family Limited Partnership I	None
1823	21	126-42 35th Ave, Flushing, NY 11368	2002-2011	Mina Family Partnership II	None	15 Fairchild Court, Plainview, NY 11803	The Mina Family Limited Partnership I	None
			1988-2002	Thomas Mina	None	6 Laurel Court, Northport, New York 11768	No Record	None
			1976-1988	Vincent Marando Landscape Corp.	None	126-53 36th Ave, Corona, New York	No Record	None
			1976	Carmela Martin and Sophie Gioseffi (each owning 1/2 interest)	None	Schunimunk Road, Highland Mills, NY and 12 Erie Ave, Emerson, NJ	No Record	None
			1970-1976	Carmela Martin	None	Schunimuck Road, Highland Mills, NY	No Record	None
			1969-1970	Rita Brody and Carmela Martin, as tenants in common	None	17 Andover Drive, Syosset, NY and 18 Bridle Road, Spring Valley, NY	No Record	None
			Unknown-1969	Francesco Recchia	None	11 Spiner Lane, Commack, Suffolk County, NY	No Record	None
			2011-Present	The City of New York	None	City Hall, New York, NY 10007	The Mina Family Limited Partnership I	None
			2002-2011	Mina Family Partnership II	None	15 Fairchild Court, Plainview, NY 11803	The Mina Family Limited Partnership I	None
			1988-2002	Thomas Mina	None	6 Laurel Court, Northport, New York 11768	No Record	None
1823	23	126-44 35th Ave, Flushing, NY 11368	1976-1988	Vincent Marando Landscape Corp.	None	126-53 36th Ave, Corona, New York	No Record	None
			1976	Carmela Martin and Sophie Gioseffi (each owning 1/2 interest)	None	Schunimunk Road, Highland Mills, NY and 12 Erie Ave, Emerson, NJ	No Record	None
			1970-1976	Carmela Martin	None	Schunimuck Road, Highland Mills, NY	No Record	None
			1969-1970	Rita Brody and Carmela Martin, as tenants in common	None	17 Andover Drive, Syosset, NY and 18 Bridle Road, Spring Valley, NY	No Record	None
			Unknown-1969	Francesco Recchia	None	11 Spiner Lane, Commack, Suffolk County, NY	No Record	None
			2011-Present	The City of New York	None	City Hall, New York, NY 10007	The Mina Family Limited Partnership I	None
			2002-2011	Mina Family Partnership II	None	15 Fairchild Court, Plainview, NY 11803	The Mina Family Limited Partnership I	None
			1988-2002	Thomas Mina	None	6 Laurel Court, Northport, New York 11768	No Record	None
			1976-1988	Vincent Marando Landscape Corp.	None	126-53 36th Ave, Corona, New York	No Record	None
			1976	Carmela Martin and Sophie Gioseffi (each owning 1/2 interest)	None	Schunimunk Road, Highland Mills, NY and 12 Erie Ave, Emerson, NJ	No Record	None

[continued]



Section VII, Part 6. Previous Property Owners and Operators (continued)

Notes:

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).

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Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1823	26	126-50 35th Ave, Flushing, NY 11368	2011-Present	The City of New York	None	City Hall, New York, NY	The Mina Family Limited Partnership I	None
			2002-2011	Mina Family Partnership II	None	15 Fairchild Court, Plainview, NY 11803	The Mina Family Limited Partnership I	None
			1988-2002	Thomas Mina	None	6 Laurel Court, Northport, NY	No Record	None
			1976-1988	Vincent Marando Landscape Corp.	None	126-53 36th Ave, Corona, NY	No Record	None
			1976	Carmela Martin and Sophie Gioseffi (each owning ½ interest) and 12 Erie Ave, Emerson, NJ	None	Schunimunk Road, Highland Mills, NY	No Record	None
			1970-1976	Carmela Martin	None	Schunimuck Road, Highland Mills, NY	No Record	None
			1968-1970	Rita Brody and Carmela Martin, as tenants in common	None	17 Andover Drive, Syosset, NY and 18 Bridle Road, Spring Valley, NY	No Record	None
			1967-1969	Carmela Martin, Rite Brody, and Arlene Segota	None	18 Bridle Road, Spring Valley, NY and 17 Andover Drive, Syosset, NY and 30-72 41st Street, Long Island City, NY	No Record	None
			1967	Rita Brody and Arlene Segota	None	17 Andover Drive, Syosset, NY and 30-72 41st Street, Long Island City, NY	No Record	None
			1957	No Record	None	No Record	**Auto wrecking lot	None
1823	28	N/A 35th Ave. Flushing, NY 11368	2011-Present	The City of New York	None	City Hall, New York, NY	The Mina Family Limited Partnership I	None
			2004-2011	Mina Family Partnership II	None	15 Fairchild Court, Plainview, NY 11803	The Mina Family Limited Partnership I	None
			1988-2004	Thomas Mina	None	6 Laurel Court, Northport, NY	No Record	None
			1981-1988	Vincent Caporaso and Ann Caporaso	None	289 Brown St., Mineola, NY	No Record	None
			1978-1981	Allied Used Truck Exchange, Inc.	None	127-16 34th Ave, Flushing, NY	No Record	None
			1972-1978	P.P.&B. Realty Holding Corp.	None	126-21 38th Ave, Corona, NY	No Record	None
			Unknown- 1972	Edward Crimarco and Joseph Crimarco	None	109-42 Saultell Ave, Corona, NY	No Record	None
			2009-Present	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			2008-2009	New York City Economic Development Corporation	None	110 Williams St, New York, NY 10038	No Record	None
			1988-2008	Rosario Biordi	None	46-84 Hanford St, Douglaston, NY	No Record	None
1823	55	126-17 36th Ave, Flushing, NY 11368	1984-1988	RFB Biordi Corp.	None	Unknown	No Record	None
			1983-1984	Seymour Breiterman and Frank DePalma	None	45 East 89th St, New York, NY 10028; 436 Lincoln St, Palisades Park, NJ 07650	No Record	None

[continued]

**Section VII, Part 6. Previous Property Owners and Operators (continued)**

**Notes:**

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).

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Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1823	55	126-17 36th Ave, Flushing, NY 11368	1983	Seymour Breiterman	None	19 West 44th St, New York, NY 10036	B.E.B Contracting Inc.and Meter Contracting Inc.	None
			1979-1983	Seymour Breiterman	None	19 West 44th St, New York, NY 10036	No Record	None
			1976	Herbert J. Green	None	66 Halsey Dr, Old Greenwich, CT	Cobar Construction Corp	None
			1975-1979	Herbert J. Green	None	66 Halsey Dr, Old Greenwich, CT	No Record	None
			1972-1975	Menyhert Green and Herbert J. Green	None	66 Halsey Dr, Old Greenwich, CT	No Record	None
			Unknown-1972	Menyhert Green	None	40-37 77th St, Jackson Heights, NY	No Record	None
			1956	No Record	None	No Record	**Open shed and yard for storage of used building materials and equipment	None
1823	52	126-25 36th Ave, Flushing, NY 11368	2009-present	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			2008-2009	New York City Economic Development Corporation	None	110 Williams St, New York, NY 10038	No Record	None
			1996-2008	Rosario Biordi and Frank and Benny Biordi (as trustees of the Rosario Biordi Residuary Trust)	None	46-84 Hanford St, Douglaston, NY	**Auto Auction Depot	None
			1988-1996	Rosario Biordi	None	46-84 Hanford Street, Douglaston, NY	No Record	None
			1984-1988	RFB Biordi Corp.	None	Unknown	No Record	None
			1971-1984	Elmar Properties Inc.	None	19 West 44th st, New York, NY	No Record	None
			1970-1971	Patrick P. Rizzo and Peter M. Demeo	None	2142 East 14th St, Brooklyn NY; 57 Camden Place, New Hyde Park, Nassau County, NY	No Record	None
			1969-1970	Astorlyn Corporation	None	70-49 Austin Street, Forest Hills, NY	No Record	None
			Unknown-1969	Mariana Boelitz	None	39 Barrow St, Manhattan, New York, NY	No Record	None
			1951	No Record	None	No Record	**Storage of contractors equipment and more than five trucks and cars	None
1823	47	126-27 36th Ave, Flushing, NY 11368	2009-present	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			2008-2009	New York City Economic Development Corp.	None	110 Williams St, New York, NY 10038	No Record	None
			1996-2008	Frank and Benny Biordi as Trustees of the Rosario Biordi Residuary Trust	None	194-11A Northern Blvd., Flushing, NY	No Record	None
			1988-1996	Rosario Biordi	None	46-84 Hanford St, Douglaston, NY	No Record	None
			1984-1988	RFB Biordi	None	Unknown	No Record	None
			1972-1984	Elmar Properties Inc.	None	19 West 44th St, New York, NY	No Record	None
			Unknown-1972	Agnes Huber	None	167 North Prospect Ave, Patchogue, Long Island, NY	No Record	None

[continued]



**Section VII, Part 6. Previous Property Owners and Operators (continued)**

**Notes:**

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).

\* Current operator address and contact information can be found in Attachment 2.

\*\* Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1823	44	N/A 36th Ave, Flushing, NY 11368	2011-present	The City of New York	None	City Hall, New York, NY 10007	The Mina Family Limited Partnership I	None
			2002-2011	Mina Family Partnership II	None	15 Fairchild Court, Plainview NY 11803	The Mina Family Limited Partnership I	None
			1988-2002	Thomas Mina	None	6 Laurel Court, Northport, NY	No Record	None
			1968-1988	Stadium Realty Corp.	None	126-53 36th Ave, Corona, NY	No Record	None
			1968	Vincent Marando Landscape Corporation	None	126-53 36th Ave, Corona, NY	No Record	None
1823	40	126-49 36th Ave, Flushing, NY 11368	Unknown-1968	George Romano	None	126-30 37th Ave, Corona, NY	No Record	None
			2011-present	The City of New York	None	City Hall, New York, NY 10007	The Mina Family Limited Partnership I	None
			2002-2011	Mina Family Partnership	None	15 Fairchild Court, Plainview, NY 11803	The Mina Family Limited Partnership I	None
			2000	Thomas Mina	None	6 Laurel Court, Northport, NY	127th St Ints	None
			1988-2002	Thomas Mina	None	6 Laurel Court, Northport, NY	No Record	None
			1968-1988	Stadium Realty Corp.	None	126-53 36th Ave, Corona, NY	No Record	None
			1967-1968	Vincent Marando Landscape Corporation	None	97-36 50th Ave Corona, NY	No Record	None
			1966-1967	G.E. Fri Corp.	None	479 Merrick Road, Lyndbrook, NY	No Record	None
			Unknown-1966	Var Din Realty corp.	None	125-53 36th Ave, Corona, NY	No Record	None
			Unknown	No Record	None	No Record	Stadium Scrap Inc.	None
1823	33	126-59 36th Ave, Flushing, NY 11368	2011-present	The City of New York	None	City Hall, New York, NY 10007	The Mina Family Limited Partnership I	None
			2002-2011	Alexis Paige Corp.	None	15 Fairchild Court, Plainview, NY 11803	No Record	None
			1988-2002	Thomas Mina	None	6 Laurel Court, Northport, NY 11768	No Record	None
			1974-1988	Stadium Realty Corp.	None	126-53 36th Ave, Corona, NY	No Record	None
			1973-1974	Edward Komar	None	1053 Links Road, Woodmere, NY	**Contractor's yard	None
			1966-1973	First Ramac Corp. and Peter DeLuca & Company, Inc.	None	1053 Links Road, Woodmere, NY	No Record	None
			Unknown-1966	James J. Leff	None	36 west 44th St., New York, NY	No Record	None
1824	33	126-63 37th Ave, Flushing, NY 11368	2012-present	The City of New York	None	1 Centre Street, New York, NY 10007	CJV Auto Repair, Speed Muffler & Tire	None
			2008-2012	Pettrina Carella	None	3490 Riverside Dr, Oceanside, NY 11572	No Record	None
			2005-2008	Michael Nardulli	None	114 Old Country Road, Mineola, NY 11501	No Record	None
			2007	Michael Nardulli	None	114 Old Country Road, Mineola, NY 11501	America racing Tire & Muffler Shop, Guaman Auto Body Shop, and LR Auto	None
			1992-2005	The Frank J. Carella Revocable Trust	None	Unknown	No Record	None

Section VII, Part 6. Previous Property Owners and Operators (continued)

[continued]

Notes:

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doit/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).

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Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1824	33	126-63 37th Ave, Flushing, NY 11368	1986-1992	Frank Carella	None	126-63 37th Ave, Corona, NY	No Record	None
			1977-1986	Scat Realty Corp.	None	126-03 37th Ave, Corona, NY	No Record	None
			1974-1977	A.R. Lomenzo Inc.	None	189-05 Crocheron Ave, Flushing, NY 11358	No Record	None
			1973-1974	Anthony R. Lomenzo and Aurora G. Lomenzo	None	408 S.E. 26th Ave, Fort Lauderdale, FL	No Record	None
			1972-1973	126-63 37th Ave Inc.	None	126-63 37th Ave, Corona, NY	No Record	None
			Unknown-1972	Anthony R. Lomenzo	None	76-20 46th Ave, Elmhurst, NY	No Record	None
							**Offices, store, sale and storage of new and used auto parts and accessories, auto repair, body and fender repair. Parking and storage of more than five motor vehicles, gasoline service station.	None
1824	38	126-53 37th Ave, Flushing, NY 11368	2009-present	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			1999-2009	German Diaz and Judith Diaz	None	89-09 69th Road, Forest Hills, NY	German Diaz Auto Repair, K&Oz Auto Sales IR, and Oz Auto Repair Is	None
			1989-1999	Stephen Biaggi and Morris Feirman	None	312 O'Gorman Ave, Staten Island, NY 10306	No Record	None
			1976-1989	Most Auto Wreckers Corp.	None	126-53 37th Ave, Corona, NY 11368	Most Auto Wreckers Inc	None
			1974-1976	A.R. Lomenzo Inc.	None	189-05 Crocheron Ave, Flushing, NY 11358	J&V Auto Collision Body Work	None
			1966-1974	Anthony R. Lomenzo	None	126-63 37th Ave, Corona, NY	No Record	None
			Unknown-1966	Robert Pohly	None	69-81 108th St, Forest Hills, NY	Pohly Robt Mtlis	None
			1952	No Record	None	No Record	Auto wrecking yard	None
			2009-present	The City of New York	None	City Hall, New York, NY 10007	BCA Used Auto Body Inc.	None
			2005-2009	Willels Point Properties LLC	None	203 Meserole Ave, Brooklyn, NY 11222	BCA Used Auto Body Inc.	None
1824	40	126-43 37th Ave, Flushing, NY 11368	2005	The Frank J. Carella Revocable Trust Dated May	None		BCA Used Parts and Khanz Motors Inc.	None
			1998-2005	The Frank J. Carella Revocable Trust Dated May	None	3490 Riverside Dr, Oceanside, NY 11572	No Record	None
			1983-1998	Presto Auto Salvage, Inc.	None	126-43 37th Ave, Corona, NY 11368	Presto Auto Salvage	None
			1978-1983	Carella Holding Corp.	None	163-67 25th Dr, Flushing, NY	No Record	None
			1974-1978	PM 177th Place Corp.	None	144-55 177th St, Jamaica, NY	No Record	None
			1971-1974	James Land Corp.	None	126-42 36th Ave, Corona, NY	No Record	None
			Unknown-1971	Girolamo Tornatore	None	90-50 Corona Ave, Corona, NY	No Record	None

[continued]



**Section VII, Part 6. Previous Property Owners and Operators (continued)**

**Notes:**

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Property Address Source: NYC DoITT [http://www.nyc.gov/html/doit/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

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Property Information				Owner Information		Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators* Relationship to Requestor
1825	1	37-11 126th St. Flushing, NY 11368	2009-present	The City of New York	None	City Hall, New York, NY 10007	Vina Auto Glass, Wilmer M Tapan, New York Auto Muffler Repair and Auto Body, Edgar Auto Body, Queens Corp. Muffler, Glass and Auto Body, 2R Mechanic Heavy Duty Muffler, Rims and Repair, Rodrigo's Auto Body, New American Corp. Auto Body, Chepe Auto Repair, Discount Muffler, Shea Ecuador Auto Repair, The Ill Auto Body, Auto Body Coyoacan
			2005-2009	Best Future Land LLC	None	226-46 76th Rd, Bayside, NY 11364	Chepe Auto Repair Is, Express Installation Ctr, Express Used Auto Parts, H Ortega Max AV, Skil man Auto Upholstery, and Tonys Auto Repair
			1984-2005	Robert Francis Berry	None	3 Falcon Pl, Huntington, NY 11743	38th Ave Ints From, Calima Auto Repair, Express Auto Glass, J&M Std Auto Body, Skillman At Sun Roof, Stadium Auto Body, and Tire Shop
			1977-1984	Robert C. Scull and Ethel Scull	None	80 Park Ace, New York, NY 10016	No Record
			1969-1977	Exterior Realty Corp.	None	445 Gerard Ave, Bronx, NY 10451	Rhodes Properties, Inc.
			1970-1973	Exterior Realty Corp.	None	445 Gerard Ave, Bronx, NY 10451	**Auto, taxi, and truck repair with gasoline service station, electric welding and car wash, offices and storage.
			1970	Exterior Realty Corp.	None	445 Gerard Ave, Bronx, NY 10451	Super Operating Corp.
			1968-1969	No Record	None	No Record	Eugenia De Pasquale
			1962-1967	No Record	None	No Record	Philomar Svce Sta Inc.
			1955	No Record	None	No Record	**Gasoline station, motor vehicle repairs, metal and body work, electric welding washing, parking of more than five cars.

[continued]

**Section VII, Part 6. Previous Property Owners and Operators (continued)**

**Notes:**

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Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

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Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1825	19	126-20 37th Ave, Flushing, NY 11368	2011-present	The City of New York	None	City Hall, New York, NY 10007	Tienley International, Total Structure Enterprises Inc., R&M Auto Body Supplies	None
			1994-2011	Tienley International, Inc.	None	26-20 37th Ave, Corona, NY 11368	No Record	None
			1982-1994	Ralph Patterno, Salvatore, Neglia, and Stephen Cardone	None	126-30 37th Ave, Corona, NY	No Record	None
			Unknown-present	Bridge Tool Corp.	None	78 Greenmeadow St, Deer Park, NY	No Record	None
	25	N/a 37TH Ave, Flushing, NY 11368	2010-present	The City of New York	None	City Hall, New York, NY 10007	Feinstein Ironworks, Inc.	None
			2010	New York City Economic Development Corporation	None	110 Williams St, New York, NY 10038	No Record	None
			1979-2010	Anovy Association Flushing LLC	None	126-85 Willeys Pt. Blvd, Flushing, NY	No Record	None
			1977-1979	Scat Realty Corp.	None	126-80 Willeys Point Blvd, Corona, NY	No Record	None
			1977	Flushing National Bank	None	138th St, Flushing, NY 11354	No Record	None
			1971-1977	MCJ Holding Corp.	None	126-40 35th Ave, Corona, NY	No Record	None
			Unknown-1971	Girolamo Tornatore	None	90-50 Corona Ave, Corona, NY	No Record	None
			2010-present	The City of New York	None	City Hall, New York, NY 10007	Feinstein Ironworks, Inc.	None
1825	28	N/a 37TH Ave, Flushing, NY 11368	2010	New York City Economic Development Corporation	None	110 Williams St, New York, NY 10038	No Record	None
			1979-2010	Anovy Association Flushing LLC	None	126-85 Willeys Pt. Blvd, Flushing, NY	No Record	None
			1977-1979	Scat Realty Corp.	None	126-80 Willeys Point Blvd, Corona, NY	No Record	None
			1977	Flushing National Bank	None	138th St, Flushing, NY 11354	No Record	None
			1971-1977	MCJ Holding Corp.	None	126-40 35th Ave, Corona, NY	No Record	None
			Unknown-1971	Girolamo Tornatore	None	90-50 Corona Ave, Corona, NY	No Record	None
			2010-present	The City of New York	None	City Hall, New York, NY 10007	Feinstein Ironworks, Inc.	None
			2010	New York City Economic Development Corporation	None	110 Williams St, New York, NY 10038	No Record	None
	30	126-83 37th Ave, Flushing, NY 11368	1972-2010	Anovy Association Flushing LLC	None	126-85 Willeys Pt. Blvd, Flushing, NY	No Record	None
			Unknown-1972	Milton Lowe	None	23-50 217th St, Bayside, NY	No Record	None
			1971	No Record	None	No Record	**Steel Fabrication & Acc. office, steel fabrication, steel storage.	None
1825	37	126-93 Willeys Point Blvd, Flushing, NY	2009-present	The City of New York	None	City Hall, New York, NY 10007	E.T. Tire Shop Inc., Cesar Repair Shop	None
			2005	Rafi Koralashvili	None	141-18 72nd Rd, Flushing, NY	Cara Cesar A, Et Auto Parts 1R, ET Tire Shop, H Cam Cesar V	None

(continued)



**Section VII, Part 6. Previous Property Owners and Operators (continued)**

**Notes:**

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).

\* Current operator address and contact information can be found in Attachment 2.

\*\* Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1825	37	126-93 Willels Point Blvd, Flushing, NY	1991-2009	Rafi Koralashvili	None	141-18 72nd Rd, Flushing, NY	No Record	None
			1988-1991	Dolly Ben-Gigi	None	150-25 72nd Rd, Flushing, NY 11367	No Record	None
			Unknown-1988	Waldemar Kemper	None	478 Oakley Ave Elmont, NY 11003	No Record	None
			1962-1983	No Record	None	No Record	Wallys Auto Parts Auto Wreckers	None
1825	46	126-75 Willels Point Blvd, Flushing, NY	2009-present	The City of New York	None	City Hall, New York, NY 10007	Aryana Collision, Astro Body Shop Corp, B&B Auto, and J&L Auto Wreckers Inc.	None
			2007-2009	Zak Plaza, LLC.	None	55 West 47th St, New York, NY 10036	No Record	None
			1997-2007	K.J.D.S Realty Inc.	None	127-75 Willels Point Blvd, Corona, NY	No Record	None
			2005	K.J.D.S Realty Inc.	None	127-75 Willels Point Blvd, Corona, NY	AA Auto Salvage Inc, Aryana Collision, Astro Body Shop, Auto Parts Inc, Spotless Auto Repair, Spotless Muffler & Auto Body	None
			1986-1997	Dial Auto Parts & Wreckers, Inc.	None	126-75 Willels Point Blvd, Corona, NY	Eternal Life Automotive and Young Signs	None
			1977-1986	Scat Realty Corp.	None	126-80 Willels Point Blvd, Corona, NY	No Record	None
			1977	Flushing National Bank	None	38th Ave and 138th St, Flushing, NY 11354	No Record	None
			1971-1977	M.C.J Holding Corp.	None	126-40 35th Ave, Corona, NY	Juliano Excavants Inc.	None
			Unknown-1971	Girolamo Tornatore	None	90-50 Corona Ave, Corona, NY	No Record	None
			1962-1970	No Record	None	No Record	Als Auto Wrecking	None
			1955-1956	No Record	None	No Record	**Storage	None
			1947	No Record	None	No Record	**Auto wrecking and sale of used parts	None
1825	48	126-71 Willels Point Blvd, Flushing, NY	2009-present	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			2007-2009	Zak Plaza, LLC	None	55 West 47th St, New York, NY 10036	No Record	None
			1997-2007	K.J.D.S Realty, Inc.	None	127-75 Willels Point Blvd, Corona, NY	No Record	None
			1989-1997	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			1986-1989	Dial Auto Parts & Wreckers, Inc.	None	126-75 Willels Point Blvd, Corona, NY	No Record	None
			1977-1986	Scat Realty Corp.	None	126-Willels Point Blvd, Corona, NY	No Record	None
			1977	Flushing National Bank	None	38th Ave, 138th St, Flushing, NY 11354	No Record	None
			1971-1977	M.C.J Holding Corp.	None	126-40 35th Ave, Corona, NY	No Record	None
			Unknown-1971	Girolamo Tornatore	None	90-50 Corona Ave, Corona, NY	No Record	None

[continued]

Section VII, Part 6. Previous Property Owners and Operators (continued)

Notes:

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).

\* Current operator address and contact information can be found in Attachment 2.

\*\* Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information		Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators* Relationship to Requestor
1825	53	126-31 Willeys Point Blvd, Flushing, NY	2010-present	The City of New York	None	City Hall, New York, NY 10007	M & I Auto Sales, Inc. None
			2001-2010	Josianne Sellam	None	126-31 38th Ave, Corona, NY 11368	Arias Auto Repair None
			1992-2001	Eighteen Auto Enterprises Ltd.	None	126-21 38th Ave, Flushing, NY	No Record None
			1991-1992	AFC Properties	None	31-99 123rd, Flushing, NY 11354	No Record None
			1971-1991	P.P. & B. Realty Holding Corp	None	126-21 38th Ave, Corona, NY	No Record None
			1978	P.P. & B. Realty Holding Corp	None	126-21 38th Ave, Corona, NY	**contractors building material storage, with storage, sales, and truck repair. Storage of construction materials, trucks, and supplies. None
			Unknown-1971	Joseph C. Santoro	None	205 Lowell Ave, New Hyde Park, NY	No Record None
			2012-present	The City of New York	None	City Hall, New York, NY 10007	Met Scrap Inc. None
			1988-2012	Vincent M. Vaccaro	None	161-27 91st St, Howard Beach, NY 11414	Met Scrap Inc. None
			1982-1988	SPG Realty Company	None	126-17 38th Ave, Corona, NY	Corona Scrap Metals Inc. None
1825	58	126-17 38th Ave, Flushing, NY	1981-1982	Frank Lobosco	None	28-50 210th St, Bayside, NY 11360	Lobosco M Scrap Metals Inc. None
			1979-1981	Corona Scrap Metals, Inc.	None	126-17 38th, Ave, Corona, NY 11368	Lobosco M Scrap Metals Inc. None
			1975-1979	Michael Lobosco	None	38-30 Douglaston Parkway, Queens, NY	Lobosco M Scrap Metals Inc. None
			1975	M. Lobosco Scrap Metal, Inc.	None	126-17 38th Ave, Corona, NY	Lobosco M Scrap Metals Inc. None
			1974-1975	Michael Lobosco	None	220-55 46th Ave, Bayside, NY	Lobosco M Scrap Metals Inc. None
			Unknown-1967	Joseph Loratro	None	Bouton Road, Huntington, NY	No Record None
			1959	No Record	None	No Record	**Storage of two motor vehicles None
			2009-present	The City of New York	None	City Hall, New York, NY 10007	I&F Auto Body Corp, Stadium Storage, LLC, Royal Used Auto Parts, Spotless Muffler Auto Repair, Manuel Auto Repair Corp., Dominican Exotic Auto Body None
			1997-2009	Stadium Storage	None	350 Fifth Ave, Suite 925, NY 10118	Johnny's New Auto Repair, Flushing Jose Tire & Muffler & Auto Body, and Manster Used Auto Parts Inc None
			2007	Stadium Storage	None	350 Fifth Ave, Suite 925, NY 10118	Spotless Muffler Shop, Manual Auto Repair None
1826	5	38-05 126th St, Flushing, NY	2000-2007	Stadium Storage	None	350 Fifth Ave, Suite 925, NY 10118	SP Inc, Ralphies Auto Glass, 7 Auto Body, Alexander Auto Body None
			2005	Stadium Storage	None	350 Fifth Ave, Suite 925, NY 10118	

[continued]



Section VII, Part 6. Previous Property Owners and Operators (continued)

Notes:

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).

\* Current operator address and contact information can be found in Attachment 2.

\*\* Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1826	5	38-05 126th St, Flushing, NY	2000	Stadium Storage	None	350 Fifth Ave, Suite 925, NY 10118	Mechanical Shp, Rose Autobody, The Point Auto, and Forlong Claud	None
			1979-1997	San Sette and Carl Juliano	None	39-09 126th St, Corona, NY	Sette Juliano Industries and Sette Juliano Construction Corp, and Juliano Excavations Inc.	None
			Unknown-1979	Vito and Carmela Adamo	None	83 Somerset Dr, Great Neck, Nassau County, NY	No Record	None
1826	14	N/A 38th Ave, Flushing, NY	2009-present	The City of New York	None	City Hall, New York, NY 10007	Johnny's Auto Repair	None
			1997-2009	Stadium Storage, LLC.	None	350 Fifth Ave, Suite 925, NY 10118	No Record	None
			1979-1997	Sam Sette and Carl Juliano	None	39-09 126 St, Corona, NY	No Record	None
			Unknown-1979	Vito and Carmela Adamo	None	83 Somerset Dr, Great Neck, Nassau County, NY	**Auto wreckers, auto repairs, sale of Willets Point Auto Salvage Inc.	None
			2010-present	The City of New York	None	City Hall, New York, NY 10007	No Record	None
1826	20	126-61 38th Ave, Flushing, NY	1987-2010	J&Y Utica	None	135-27 Roosevelt Ave, Flushing, NY	No Record	None
			1976-1987	Salvatore Aguanno and Rosalie Aguanno	None	35-50 85th St, Jackson Heights, NY	No Record	None
			1968-1976	Akron Auto Parts, Inc.	None	126-61 Willets Point Blvd, Flushing, NY	No Record	None
			1966-1968	Ben Lizzio and Salvatore Aguanno	None	302 Knickerbocker Ave, Brooklyn, NY; 31-49 35th St, Jackson Heights, NY	No Record	None
1826	35	126-25 Willets Point Blvd, Flushing, NY	Unknown-1966	William Berman	None	2184 East 12th St, Brooklyn, NY	No Record	None
			2009-present	The City of New York	None	City Hall, New York, NY	J&P Auto Repair, Auto Muffler & Used	None
			1996-2009	Willets Storage, LLC.	None	350 Fifth Ave, New York, NY 10118	No Record	None
			1967-1996	126-25 Willets Point Boulevard Realty Corp	None	32 Court St, Brooklyn, NY	No Record	None
			Unknown-1967	George R Musick	None	5822 Oceania Ave, Bayside, NY	No Record	None
1827	1	39-09 126th St, Flushing, NY	2009-present	The City of New York	None	City Hall, New York, NY	N&N Auto SalvageAGFA Auto Repair, G&A Auto Glass, G&A Tire Shop	None
			2007-2009	39-09 126th Street LLC	None	39-09 126th St, Corona, NY 11368	No Record	None
			2005-2007	S&G Corona Realty Corp.	None	127-40 Willets Point Blvd, Corona, NY	Deluxe Motor Inc.	None
			1997-2007	S&G Corona Realty Corp.	None	127-40 Willets Point Blvd, Corona, NY	See Below	None
			2005	S&G Corona Realty Corp.	None	127-40 Willets Point Blvd, Corona, NY	Aramark 3R, Nelson Tapia, and Syscom	None
			2000-2005	S&G Corona Realty Corp.	None	127-40 Willets Point Blvd, Corona, NY	M&M Auto Body	None

[continued]

Section VII, Part 6. Previous Property Owners and Operators (continued)

Notes:

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Property Address Source: NYC DoITT [http://www.nyc.gov/html/doit/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources Inc. (2013).

\* Current operator address and contact information can be found in Attachment 2.

\*\* Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1827	1	39-09 126th St, Flushing, NY	2000	S&G Corona Realty Corp.	None	127-40 Willels Point Blvd, Corona, NY	S&G Realty and Turbo Auto Sis Incl/	None
							**Automobile repairs, used car sale, and offices	
			1976-1997	Sam Setteducate and Carl Juliano	None	3076 Driftwood Lane, Bellemore, NY; 370 Congress Ave, East Williston, NY	See Below	None
			1979-1989	Sam Setteducate and Carl Juliano	None	3076 Driftwood Lane, Bellemore, NY; 370 Congress Ave, East Williston, NY	C&S Gas Station Inc. and General Concrete Construction Corp	None
			1976	Carlsam Realty Corp.	None	39-09 126th St, Corona, NY 11368	No Record	None
			1974-1976	Sam Setteducate and Carl Juliano	None	3076 Driftwood Lane, Bellemore, NY; 370 Congress Ave, East Williston, NY	No Record	None
			1973-1974	John J. Hegarty	None	Maple and Bethesda Roads, Weymouth Heights, Southern Pines, NC 28387	No Record	None
			1969-1973	Joheg Realty Corp.	None	122 East 42nd St, New York, NY 10017	No Record	None
1833	103	N/A Roosevelt Ave, Flushing, NY	Unknown-1969	John J. Hegarty	None	Maple and Bethesda Roads, Weymouth Heights, Southern Pines, NC 28387	No Record	None
			1958	No Record	None	No Record	**Gasoline service station, auto repairs and car wash.	None
			2009-present	The City of New York	None	City Hall, New York, NY 10007	Shop 4 Auto Parts, Central Auto Repair	None
			2003-2009	126 Willels Point Boulevard, Inc.	None	126-68 Willels Point Blvd, Flushing, NY 11366	No Record	None
1833	111	125-15 Roosevelt Ave, Flushing, NY	1974-2003	Willels Point Realty Corp	None	126-44 Willels Point Blvd, Corona, NY	No Record	None
			Unknown-1974	The City of New York	None	City Hall, New York, NY	No Record	None
			2010-present	The City of New York	None	City Hall, New York, NY	Vista Media/Group Sign	None
			2007-2010	Hazel Prevete	None	20West Saint Marks Place, Valley Stream, NY 11580	No Record	None
			1982-2007	Winston Network, Inc.	None	275 Madison Ave, New York, 10010	Foster and Kleiser	None
			1975-1982	Prevete Bros, Co	None	125-06 31st Ave Flushing, NY	Foster and Kleiser	None
1833	120	126-20 Willels Point Blvd, Flushing, NY	Unknown-1975	Salvatore and Kathleen Prestigiacomo	None	25-49 80th St, Jackson Heights, NY	No Record	None
			2009-present	The City of New York	None	City Hall, New York, NY	Sunrise Auto Parts Inc., Real City Auto Glass, Union Auto Body, Two Sons Auto Repair, Astro Auto Body/Tire Shop, El Casique/La Solucion, BEST Muffler Shop	None
			2009	WPT Acquisition, LLC	None	10 West 33rd St, Suite 220, New York, NY 10001	No Record	None

[continued]



**Section VII, Part 6. Previous Property Owners and Operators (continued)**

**Notes:**

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doit/html/home/home.shtml] (2013)

Owner Source: NYC Department of Finance Office of the City Registry (2013)

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Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1833	120	126-20 Willels Point Blvd, Flushing, NY	2009	Willels Point Holdings, LLC.	None	127-50 Northern Blvd, Flushing, NY 11368	No Record	None
			2006-2009	WPT Acquisition, LLC	None	10 West 33rd St, Suite 220, New York, NY 10001	No Record	None
			2004-2006	Willels Point Holdings, LLC.	None	127-50 Northern Blvd, Flushing, NY 11368	No Record	None
			1967-2004	Willels Point Realty Corp.	None	126-44 Willels Point Blvd, Corona, NY	No Record	None
			Unknown-1967	John Roseto	None	189-47 43rd Rd, Flushing, NY	No Record	None
1833	141	126-44 Willels Point Blvd, Flushing, NY	2009-present	The City of New York	None	City Hall, New York, NY 10007	ACDC Scrap Metal, Inc.	None
			1967-2009	Willels Point Realty Corp.	None	126-44 Willels Point Blvd, Corona, NY	No Record	None
			1966-1967	Frances Branca, Harvey Aronson, Seymour Aronson, and Yvette Spiro	None	1684 Little Neck Ave, North Belmore, NY; 3845 Sedgewick Ave, Bronx, NY; 5 Heather Crescent, Commack, NY; 78 High Terrace, Dover, NJ	No Record	None
			Unknown-1966	Lena R. Aronson	None	1415 Bryant Ave, Bronx, NY	No Record	None
			1954	No Record	None	No Record	**Office and truck weighing station	None
1833	143	126-52 Willels Point Blvd, Flushing, NY	2011-present	The City of New York	None	City Hall, New York, NY 10007	S and R Auto Body, Carlos Auto Glass, New ECUA Auto Repair Corp., Azogues Auto Repair, Luis Tire Shop	None
			2010-2011	Dolly Bengigi	None	112-48 68th Dr, Forest Hills, NY 11375	No Record	None
			1989-2010	Dolly Bengigi and Jacob Zadok	None	150-25 72nd Road, Flushing, NY; 10420 Queens Blvd, Forest Hills, NY 11375	No Record	None
			1988-1989	Daniel Sambucci and Daniel Sambucci Jr.	None	126-02 36th Ave, Flushing, NY 11368	No Record	None
			1984-1988	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			Unknown-1984	Commissioner of Finance of the City of New York	None	Municipal Building, New York, NY	No Record	None
			2009-present	The City of New York	None	City Hall, New York, NY 10007	Julio's Complete Auto Repair, John Auto Repair, Metro Muffler and Auto Glass	None
1833	151	126-70 Willels Point Blvd, Flushing, NY	1990-2009	126 Willels Point Boulevard, Inc.	None	126-68 Willels Point Blvd, Corona, NY	No Record	None
			1987-1990	Dyme Trading Corp.	None	10 Woodhollow Road, Albertson, NY	No Record	None
			1987	Michael Berensteyn and Andrew Wygodzki	None	90 Ellaine Dr, Oceanside, NY; 91 E. Artisan Ave, Huntington, NY	No Record	None
			1983-1987	Josef Buer	None	144-55 87th Ave, Jamaica, NY 11435	No Record	None
			1976-1983	Salvatore Aguanno and Rosalie Aguanno	None	35-50 85th St, Jackson Heights, NY	No Record	None
			1969-1976	Akron Auto Parts, Inc.	None	Unknown	No Record	None
			Unknown-1969	William Berman	None	Unknown	No Record	None

[continued]

Section VII, Part 6. Previous Property Owners and Operators (continued)

Notes:

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/home/home.shtml] (2013)

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Property Information				Owner Information			Operator Information	
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1833	155	126-78 Willels Point Blvd, Flushing, NY	2009-present	The City of New York	None	City Hall, New York, NY 10007	Wil-Cor Realty Inc., Gonzales Muffler, Alexander Auto Body, JDM Tire Shop	None
			2002-2009	Wilcor Realty Co, Inc.	None	127-50 Northern Blvd, Flushing, NY 11368	**Waste transfer station	None
			1989-2002	Ascor Scrap Iron, Inc.	None	12708 Willels Point Blvd, Corona, NY	No Record	None
			1968-1989	Osobol Realty, Corp.	None	126-76 Willels Point Blvd, Corona, NY	No Record	None
			1967-1968	Thomas De Angelis	None	85-05 Edgerton Blvd, Jamaica, NY	No Record	None
			1967	De Lo realty Corp.	None	1228 Second Ave, New York, NY	No Record	None
			1966-1967	Thomas De Angelis	None	85-05 Edgerton Blvd, Jamaica, NY	No Record	None
1833	158	126-76 Willels Point Blvd, Flushing, NY	2009-present	The City of New York	None	City Hall, New York, NY 10007	Wilcor Realty Inc., Mario Auto Radio, Royal Touch Auto, Gringos Auto Body Express, O'Brien's Auto Body, Ecua Mex Auto Glass and Mechanic, Auto Glass	None
			2002-2009	Wilcor Realty Co, Inc.	None	127-50 Northern Blvd, Flushing, NY 11368	No Record	None
			1989-2002	Ascor Scrap Iron, Inc.	None	127-08 Willels Point Blvd, Corona, NY	No Record	None
			1968-1989	Osobol Realty Corp.	None	126-76 Willels Point Blvd, Corona, NY	No Record	None
			1967-1968	Thomas De Angelis	None	85-05 Edgerton Blvd, Jamaica, NY	No Record	None
			Unknown-1967	De Lo Realty Corp.	None	1228 Second Ave, New York, NY	No Record	None
			2009-present	The City of New York	None	City Hall, New York, NY 10007	Wil-Cor Realty Inc., Royal Touch Auto Spa Inc., Willels Property, LLC.	None
1833	172	127-08 Willels Point Blvd, Flushing, NY	2002-2009	Wilcor Realty Co, Inc.	None	127-50 Northern Blvd, Flushing, NY 11368	No Record	None
			1989-2002	Ascor Scrap Iron, Inc.	None	127-08 Willels Point Blvd, Corona, NY	No Record	None
			1968-1989	Osobol Realty Corp.	None	126-76 Willels Point Blvd, Corona, NY	No Record	None
			1967-1968	Thomas De Angelis	None	85-05 Edgerton Blvd, Jamaica, NY	No Record	None
			Unknown-1967	De Lo Realty Corp.	None	1228 Second Ave, New York, NY	No Record	None



**Section VIII. Contact List Information**

Hon. Michael Bloomberg  
Mayor of New York City  
New York City Hall  
New York, NY 10007  
Tel: (212) 639-9675

Hon. Amanda M. Burden  
Chair, City Planning Commission  
22 Reade Street  
New York, NY 10007-1216  
Tel: (212) 720-3300  
Fax: (212) 720-3219

Hon. Helen M. Marshall  
Queens Borough President,  
120-55 Queens Boulevard  
Kew Gardens, NY 11424  
1-718-286-3000 / tel  
1-718-286-2876 / fax  
info@queensbp.org

Hon. Christine C. Quinn  
Speaker, City Council  
224 West 30<sup>th</sup> Street Suite 1206  
New York, NY 10001  
Tel: (212) 564-7757  
Fax: (212) 564-7347

Eugene T. Kelty, Jr.  
Queens Community Board 7  
133-32 41st Road - Room 3B  
Flushing, N.Y. 11355  
Phone: (718) 359-2800  
Fax: (718) 463-3891  
[qn07@cb.nyc.gov](mailto:qn07@cb.nyc.gov)

Public Water Supplier

NYC Department of Environmental Protection  
Bureau of Water and Sewer Operations  
59-17 Junction Boulevard  
Flushing, NY 11373

Newspapers

New York Times  
229 West 43<sup>rd</sup> Street  
New York, NY 10036  
Tel: (212) 556-3622

New York Daily News  
450 W 33rd St New York, NY 10001  
Tel: (212) 210-2100  
Fax: (212) 643-7831

New York Post  
1211 Avenue of the Americas  
New York, NY 10036-8790  
Tel: (212) 930-8700

Local Community Newspaper

Queens Chronicle  
62-33 Woodhaven Boulevard  
P.O. Box 74-7769  
Rego Park, NY 11374-7769  
Tel: (718) 205-8000, ext. 114  
Fax: (718) 205-0150  
[qchron.com](http://qchron.com)

Library for use as Project Repository

Queens Public Library  
41-17 Main Street  
Flushing, NY 11355  
(718) 661-1200  
[See attached consent letter.]

Public Water Supplier

NYC Department of Environmental Protection  
Bureau of Water and Sewer Operations  
59-17 Junction Boulevard  
Flushing, NY 11373

Newspapers

New York Times  
229 West 43<sup>rd</sup> Street  
New York, NY 10036  
Tel: (212) 556-3622

New York Daily News  
450 W 33rd St New York, NY 10001  
Tel: (212) 210-2100  
Fax: (212) 643-7831

New York Post  
1211 Avenue of the Americas  
New York, NY 10036-8790  
Tel: (212) 930-8700

Local Community Newspaper

Queens Chronicle  
62-33 Woodhaven Boulevard  
P.O. Box 74-7769  
Rego Park, NY 11374-7769  
Tel: (718) 205-8000, ext. 114  
Fax: (718) 205-0150  
[qchron.com](http://qchron.com)

Library for use as Project Repository

Queens Public Library  
41-17 Main Street  
Flushing, NY 11355  
(718) 661-1200  
[See attached consent letter.]



School Information

PS 143 Louis Armstrong (located approximately 1 mile west)  
Madelene Chan, Superintendent  
34-74 113 Street  
Corona, NY 11368  
Tel: (718) 429-5700

Board of Education  
Hon. Dennis Walcott, Chancellor  
Tweed Courthouse  
52 Chambers Street  
New York, NY 10007

Board of Education  
The Division of School Facilities  
Linda Green, Administrator  
44-36 Vernon Boulevard  
Long Island City, NY 11101  
Tel: (718) 349-5799

Day Care Center

There are no daycares within one mile of Willets Point.

### Property and Adjacent Property Contact Information

#### Application Properties:

- Block 1823 Lots 1 and 3 are owned by:  
George Romano  
16 Fountain Road  
Rocky Point, NY, 11778.
- All other properties included within the BCP application are owned by:  
City of New York  
c/o New York City Economic Development Corporation  
110 William Street  
New York, NY, 10038.
- Current residents/occupants/operators of the properties included within the BCP application are presented in Attachment 2 (Section III).

#### Adjacent Properties:

Owners of properties adjacent to the application site were obtained from the Digital Tax Map, New York City Dept. of Finance, dated February 5, 2013. Current occupant information was unavailable.

Table. Current Owners of Properties Adjacent to the Proposed BCP Site

Block	Lot	Property Address	Owners Name & Mailing Address
1820	34	34 <sup>th</sup> Avenue (Vacant) Commercial	JYB 126 LLC 75-15 Northern Blvd Jackson Heights, NY 11372
1820	108	127-10 35 <sup>th</sup> Avenue (3 Buildings / 1 Story / 2 Unit) Commercial	JYB 126 LLC 75-15 Northern Blvd Jackson Heights, NY 11372
1821	1	126-50 Northern BL SR South (1 Story / 1 Unit) Commercial	James Mannix 35 Prospect Park West Brooklyn, NY 11215
1821	27	33-19 126 Place (1 Story / 1 Unit) Commercial	126 Place Realty LLC 126-46 34 <sup>th</sup> Avenue Flushing, NY 11368
1821	35	33-25 126 Place (2 story / 2 Unit) Commercial	New TJ Group Realty 217-46 54 <sup>th</sup> Avenue Bayside, NY 11364
1822	7	126-14 34 <sup>th</sup> Avenue (1 Story / 1 Unit) Commercial	M.O. ENT, Inc. 126-10 34 <sup>th</sup> Avenue Corona, NY 11368

1822	21	126-42 34 <sup>th</sup> Avenue (1 Story / 1 Unit) Commercial	Queensboro Clubhouse Holding Corp. 126-42 34 <sup>th</sup> Avenue Flushing, NY 11368
1822	23	126-46 34 <sup>th</sup> Avenue (1 Story / 1 Unit) Commercial	34 <sup>th</sup> Avenue Realty Corp. 126-46 34 <sup>th</sup> Avenue Flushing, NY 11368
Block	Lot	Property Address	Owners Name & Mailing Address
1822	33	34-10 127 <sup>th</sup> Street (1 story / 0 Unit) Commercial	Trio Group LLC 843 Regent Drive Westbury, NY 11590
1822	55	35 <sup>th</sup> Avenue (Vacant) Commercial	Seungho Kim 252-24 Leith Road Little Neck, NY 11362
1823	5	38-01 126 <sup>th</sup> St (1 story/ 8 Units) Transportation and Utility	The City of New York City Hall New York, NY 10007
1823	7	126-16 35 <sup>th</sup> Avenue (3 Buildings / 2 story / 1 Unit) Commercial	Min Jian Realty, LLC 43-38 Bryd Street Flushing, NY 11368
1823	14	126-30 35 <sup>th</sup> Avenue (3 Buildings / 1 story / 1 Unit) Commercial	Liberato Macari 157-22 13 <sup>th</sup> Avenue Beechhurst, New York 11357
1823	58	36 <sup>th</sup> Avenue (Vacant) Commercial	New York 128 Realty Corp. 65-07 173 <sup>rd</sup> Street Fresh Meadows, NY 11365
1823	60	129-05 36 <sup>th</sup> Avenue (2 Buildings / 1 story / 1 Unit) Commercial	New York 128 Realty Corp. 65-07 173 <sup>rd</sup> Street Fresh Meadows, NY 11365
1824	1	126-02 36 <sup>th</sup> Avenue Flushing, NY 11368 (2 buildings/1 story) Commercial	The City of New York City Hall New York, NY 10007
1824	12	126-22 36 <sup>th</sup> Avenue Flushing, NY 11368 (1 building/1 story) Commercial	The City of New York City Hall New York, NY 10007
1824	53	126-23 37 <sup>th</sup> Ave Flushing, NY 11368 (2 Building/ 5 Units/1 Story) Transportation and Utility	The Paterno Family LLC 150-34 28 <sup>th</sup> Ave Flushing, NY 11354
1824	19	126-40 36 <sup>th</sup> Ave (0 Units) Parking Facility	Cheyenne Holding Corp. 18-23 Clintonville St Whitestone, NY 11357
1824	21	36 <sup>th</sup> Ave (0 Units)	The City of New York City Hall New York, NY 10007
1824	26	126-50 36 <sup>th</sup> Ave (1 Story/ 0 Units) Parking Facility	Cheyenne Holding Corp. 18-23 Clintonville St Whitestone, NY 11357
1824	28	126-60 36 <sup>th</sup> Ave (1 Story/ 1 Units) Transportation and Utility	The City of New York City Hall New York, NY 10007



1824	45	126-37 37 <sup>th</sup> Ave (2 Building/ 1 Unit/ 1 Story) Transportation and Utility	George Romano 16 Fountain Road Rocky Point, NY 11778
1825	21	126-30 37 <sup>th</sup> Ave (2 Buildings/ 2 Story/ 3 Unit) Transportation and Utility	The Paterno Family LLC 150-34 28 <sup>th</sup> Ave Flushing, NY 11354
Block	Lot	Property Address	Owners Name & Mailing Address
1825	55	38th Ave (1 Story/ 1 Unit) Parking Facility	The City of New York City Hall New York, NY 10007
1826	1	38-15 126 Street (2 Buildings/ 1 Story/ 3 Units) Transportation and Utility	The City of New York 1 Centre Street New York, NY 10007
1826	18	126-20 38 <sup>th</sup> Ave (1 Story/1Unit) Packing Facility	Vincent Serrone 221-54 58 <sup>th</sup> Ave Bayside, NY
1826	31	126-45 Willels Point Blvd (1 Story/ 3 Units) Transportation and Utility	The City of New York City Hall New York, NY 10007
1831	1	127-43 36 <sup>th</sup> Avenue (3 Buildings / 1 Story / 5 Units) Commercial	Semco Salvage Inc. 127-43 Willels Point Blvd. Corona, NY 11368
1831	10	127-10 35 <sup>th</sup> Avenue (1 Building / 1 Unit) Commercial	Killian Zavala 200 Adams Street Bedford Hills, NY 10507
1832	1	127-11 Willels Point Blvd Commercial (1 story / 5 Units)	SIJ, Inc. 75 Sagamore Avenue Oceanport, NJ 07757
1832	10	127-45 Willels Point Blvd Commercial (1 story / 3 Units)	SIJ, Inc. 75 Sagamore Avenue Oceanport, NJ 07757
1833	1	Roosevelt Avenue MTA/LIRR	No records found
1833	102	Roosevelt Avenue Department Re -City of NY	No records found
1833	117	126-10 Roosevelt Ave Commercial and Office Building (1 Story/ 2 Units)	Vincent Serrone 171-20 Gladwin Ave Fresh Meadows, NY 11365
1833	165	126-94 Willels Point Blvd Commercial (1 story / 1 Unit)	Joseph Ardizzone 189-32 45 <sup>th</sup> Avenue Flushing, NY
1833	166	126-96 Willels Point Blvd Commercial (2 story / 1 Unit)	Joseph Ardizzone 189-32 45 <sup>th</sup> Avenue Flushing, NY 11368
1833	168	126-98 Willels Point Blvd Commercial (2 story / 1 Unit)	The City of New York City Hall New York, NY 10007

## Willels Point BCP Application

1833	170	127-02 Willels Point Blvd Commercial (1 story / 1 Unit)	Tomco Corp. 126-98 Willels Point Blvd College Point, New York 11356
1833	300	127-40 Willels Point Blvd Industrial and Manufacturing (2 Story/ 1 Unit)	NYC Industrial Dev Agency 110 Williams St New York, NY 10038

Attachment 7 to BCP Application Section IX Summary of Business Operations for #1

The following is an overall description of the business operations within the BCP Site:

Operations include a wide variety of auto repair businesses. These include but are not limited to scrap yards for retail sale of parts, recycling of automotive parts, salvage yards, autobody repair and painting, mechanical repair including all components of passenger cars, commercial vehicle repair, sales of new and used parts, recycling of potential non-automotive parts, battery recycling, commercial vehicle storage, construction equipment sales, vacant properties and City-owned streets. Attachment 2 includes current property operators.



Attachment 8 to BCP Application Section IX Land Use Factors for #14

*Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.*

The Willets Point Development is located in Queens, NY along a heavily travelled and occupied corridor. The entire area around the Development is densely populated and includes virtually every type of land use. The location of the Development places it between the following major roadway arteries: South and adjacent to Northern Boulevard, approximately  $\frac{1}{4}$  to  $\frac{1}{2}$  mile east of the Grand Central Parkway and approximately  $\frac{1}{2}$  mile west of the Van Wyck Expressway. Willets Point is approximately 1 mile south of, and within the flight path of, LaGuardia Airport and approximately 2.5 miles north of JFK Airport. The following is a description of its proximity to the land use categories listed above:

- Residential: There is one reported full-time resident within the overall Willets Point District. There are no residents within the BCP site. While it is not the intent of this application to review zoning and current uses with respect to zoning, it has been indicated that the area of Willets Point reported to contain the resident is not specifically zoned as residential. Residential land use is located east of the District beyond the eastern shore of Flushing Creek and west of the Grand Central Parkway. No residences are located north or south of Willets Point within one mile.
- Urban: The Soil Conservation Survey identifies nearly all land in the surrounding area of the Willets Point Development as Urban Land (i.e., fully developed, with surface coverage of more than 50%). The United States Geological Survey map referenced in document #3 shows the entire area encompassing Corona Park as artificial fill. This designation relates specifically to the history of the entire area as a filled in tidal marsh or wetland. There are virtually no untouched or undeveloped areas in or adjacent to the site.
- Commercial: The Willets Point District is located within an area of interspersed commercial and industrial land use. There are significant concentrations of commercial land use south, east and west of the site, beyond the park property, and the two main arteries (the Grand Central Parkway and the Van Wyck Expressway).
- Industrial: The Willets Point District is currently occupied by many automotive repair and scrap facilities and light industrial businesses including metal fabrication, food manufacturing, construction, and waste hauling. The area immediately adjacent to the Development will retain its current uses into the foreseeable future following the completion of the BCP Site redevelopment.
- Agricultural: There are currently no stand-alone agricultural areas in the vicinity of the Willets Point Development. There may be undocumented community gardens within a mile of the Development, but they would be located on rooftops, vacant lots, or other assemblages typically found within an urban setting.
- Recreational: The Willets Point Development is located adjacent to the northeastern corner of Flushing Bay Corona Park, which is owned by the City of New York and managed by the City of New York Department of Parks and Recreation. The Park includes paved parking, large

recreation areas, and major sports stadiums including Citi Field and the USTA Billie Jean King National Tennis Center. Additional recreation areas are located north of the BCP Site and Northern Boulevard along the waterfront. These uses are related to marine and waterfront passive recreation.

Attachment 9 to BCP Application Section IX Land Use Factors for #15

*Describe the potential vulnerability of groundwater to contamination that might migrate from the property to wellhead protection and groundwater recharge areas in an attachment.*

The BCP Site is situated at the southern extreme of Flushing Bay in a former tidal marshland that was part of an ash landfill. There have been numerous construction efforts in this fill area, including two Worlds Fairs, two major league baseball stadiums, the National Tennis Center, a 28 million gallon underground combined sewer overflow (CSO) tank and all of its associated underground chambers and passageways. Each of these projects required significant underground investigation for foundations and have all encountered material consistent with the historical record described above. Document #3, referenced in Section VII, provides a description of the geologic and hydrogeologic conditions encountered during one such project. Material encountered in shallow subsurface deposits and within the shallow water table included ash fill.

A layer of organic material representing the former ground surface of the marshland is consistently present beneath the ash fill. It is often recognized as a layer of peat/meadow mat or clay. Beneath this is a well- documented formation of interbedded silts, sands and clay. Cross sections in Document #3 show this organic layer and describe it as the former surface of the tidal wetland prior to the landfill operations.

Public water supply wells do not exist within the BCP Site or in the immediate vicinity. Historic cross-sections presented in Document #3 show the area to have been impacted by salt-water intrusion over 35 years ago at depths several hundred feet below grade. Based upon the published geologic record, the entire area is underlain by numerous layers of confining to partially confining material, the layer closest to the surface being the base of the former wetlands; as a result, there is very little potential vulnerability to the nearest public water supply. Based on the following, there is little opportunity for the site to act as a major source of recharge:

- The shallow water table being above the historic tidal wetland surface;
- The site's close proximity to the lowest portion of the drainage basin where groundwater is closest to feeding or connecting with the tidal surface water; and
- The presence of a significant clay and organic boundary immediately beneath the historic ash fill.



Attachment 10 to BCP Application Section IX Land Use Factors for #16

*Describe the geography and geology of the site in an attachment.*

The entire area surrounding the Development and encompassing the region has been dramatically shaped by glacial activity. This specific area has a layer of glacially derived overburden several hundred feet thick, underlain by crystalline metamorphic bedrock. Attached is a geologic cross section of the area taken from the June 1992 Soil and Groundwater Investigations. The site is situated on a former tidal wetland that was filled in and used as part of a larger ash landfill. This landfill predates all environmental regulations and requirements (State and Federal). The filling of this area was an industrial use and this was not intended to create land for redevelopment purposes.

Material within the ash fill zone extends from the immediate surface to a depth of 15-20 ft below grade. Material comprising the fill has been consistently identified and handled as industrial waste in numerous other construction projects in the area (Flushing Bay CSO, Effluent Channel). This designation is due primarily to the ash and cinder content of the fill, resulting in elevated levels of metals and polycyclic aromatic hydrocarbons, as well as the understanding that the source of the material constituted the majority of New York City's waste stream from 1900-1926.

The ash fill material was placed directly on the former wetland surface, filling the tidal area and establishing a shallow, partially confined water table. Borings throughout the area indicate the presence of a consistent organic peat and clay layer beneath the fill material. The entire tidal area was covered with an estimated 50-million cubic yards of ash fill. Groundwater has been identified several feet below the current ground surface. While a significant portion of the development District is currently covered with small to medium-sized buildings and roadways, there are areas where pavement in the streets is in very poor condition or missing altogether. Significant ponding of water, runoff, and intermittent discharges from the District businesses have been well documented in the streets. This water mixes with other wastes and continuously infiltrates into the fill and subsequently, the shallow water table. These intermittent discharges (both reported and unreported) from the many operating facilities within the District, continue to be a source of impact to the shallow groundwater table through runoff and infiltration. The entire District has no sanitary sewer system; therefore, all discharges into leach pits and fields from the industrial land use enter the shallow water table.

The site itself is very near sea level and is identified to be within the 100 year flood plain that drains into Flushing Bay. It is bounded on the eastern side by the Flushing Creek. While it might be expected that groundwater flow is to a degree radial into the Creek and Bay, urban infrastructure can influence or modify the direction of groundwater flow. Urban infrastructure in the District consists predominantly of a shallow buried large-diameter water main located under and along the entire length of Willets Point Boulevard, a storm drain located in 126<sup>th</sup> Street that is currently in the process of being completely reconstructed, and a large material stockpile and storage area south of Willets Point Boulevard that would act to surcharge the area. Any of these can impact groundwater flow by acting as a barrier, conduit or both.

The most prominent geologic feature of the area that significantly impacts the characteristics of the Development is a native deposit associated with the tidal marsh beneath the historic ash fill. This first native layer includes what could be viewed as an aquitard that effectively creates a shallow envelope to capture and hold much of the shallow groundwater. One possible impact of the storm sewer located within 126<sup>th</sup> Street is the formation of a barrier preventing much of the flow from the west and upgradient into the Willets Point area. Another could be that the backfill around the infrastructure acts as a drainage conduit, diverting shallow groundwater north to Flushing Bay.

Material beneath the organic deposit includes a thick layer of glacially-derived material that varies, but is specifically divided from a water-bearing zone by a substantial layer of clay. Water supply wells are, and have been, located in deeper sediment layers several miles upgradient of the area. These wells have been identified for many years as having been impacted by salt-water intrusion. Given the published information that shows water in the deeper aquifer flows in the opposite direction of shallow groundwater, a direct connection between the site and these wells is not expected.



Supplemental  
Reports

